

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
February 24, 2021

Call to Order

Jim called the meeting to order at 6:30 p.m.

Calling of the Roll

Present: Jim Moogan, Fred Jolowski, Michele Kenney, Marianne Wiegand, Tom Wharton & Josef Chowaniec

Absent: Crystal Moye

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, February 20, prior to meeting indicating time & place. Email notices were sent with accompanying Agenda and mailed out to 8 homeowners not on email.

Reading & Disposal of Unapproved Minutes

Josef moved to approve minutes of December 9, 2020, seconded by Michele, unanimously approved. The minutes from the Annual Meeting held January 27 will be reviewed & approved at next year's annual meeting.

Officers' Reports

Pending Litigation – Jim reported that Nat Nason's law firm will no longer be representing us. Our insurance company has retained another law firm to represent us in the pending litigation (Williams, Leininger & Cosby). This firm will bill the insurance company directly, not YHM, for future legal costs. Jim will be the point person with this firm. A conference call is scheduled for March 2.

Treasurer's Report – Josef reported \$14,059.78 in checking account, \$11,717.81 in Reserves and Receivables of \$6,845.00 for a total of \$32,622.59. Kristy, our bookkeeper, reported that 42 homeowners have yet to pay their \$155 annual assessment that is due March 1, 2021. Anyone who has not paid as of that date will be contacted by Marianne. Kristy also reported that our tax return is currently being done.

Distribution of Packets & 2021 Phone Directories – Marianne reported that approx. 100 were hand delivered, 44 mailed and 7 are being held for homeowners due to arrive soon or in the case of properties currently changing ownership.

Status of Annual Assessments Due for 2021 – see above in Treasurer's report

New Website – Michele reported that payment has been made for website and transfer of domain name. She requested that those board members who have not provided her with a personal bio, please do so.

Committees' Reports

Covenants Committee – Michele reviewed the handling of various Covenants issues & a few properties needing attention, particularly pertaining to roofs. Jim suggested that at some time in the future, a review of some of the key elements in our Covenants be reviewed in relationship to our R&Rs and City Code.

Landscaping for Front Entrance Monuments – Marianne presented a quote from S2F Services who have done this in the past for \$855. Fred moved to approve, seconded by Josef, unanimously approved. Work will begin in 1-2 weeks.

Unfinished Business

Traffic Study - Fred will follow up with the City of Riviera Beach relative to a traffic study for YHM in an effort to see what can be done about speeders.

Beach Access – Jim reported that, hopefully, by Nov. 1 when turtle season ends, we will be in a position to have the poll & rope demarcation completed.

New Business

Ratification & Approval of Covenants Committee for 2021 - Jim nominated Michele Kenney, Mike Stenbeck and Kendra Wharton as members of the Covenants Committee for a 1-year term. Fred moved to approve the nominations, seconded by Tom, unanimously approved.

Important March 9 Election – Jim commented on importance of voting “yes” on the Proposed Amendment to the City Charter relative to the elimination of the 50% charge to homeowners who benefit from street work.

Historical Information – Jim showed us some pamphlets given to us by Joan Lumb for safe keeping. These pamphlets and other documents cover a lot of the history of Singer Island that will be kept in our central files at bookkeeper's office.

Kristy submitted her invoice of \$643.39 for her services relative to tax work and mailing of 2021 annual assessments. Marianne moved to approve, Michele seconded, unanimously approved.

Adjournment

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Marianne Wiegand,
Sec, YHM POA, Inc.
February 25, 2021