

MINUTES – Board of Directors Meeting
YACHT HARBOR MANOR PROPERTY OWNERS ASSOCIATION, INC.
August 28, 2024 @ 5:00 PM Ambassador's Center

MEMBERS PRESENT:

Fred Jolowski – President
Josef Chowaniec - Treasurer
Andrea Jonethis - Secretary

Chris Hall
Barbara Eden
Crystal Moye

MEMBERS ABSENT:

Jim Hill (excused)

CALL TO ORDER

Fred Jolowski called the meeting to order at 5:00 PM. Excluding the 6 board members present, approximately 5 homeowners were in attendance.

ROLL CALL – 2024 BOARD MEMBERS

Six members of the new board were present; One member was absent (excused).

PROOF OF MEETING NOTICE

Meeting notice signs were posted at both entrances to YHM on Sunday, August 25. Email notices were sent out August 25 to the community, and paper notices were mailed on August 26 along with the agenda to 5 homeowners that do not provide email addresses. Meeting date was posted to website August 27, 2024.

DIRECTORS' REPORTS

President -Fred Jolowski: Fred reviewed in summary and partial detail the following **Florida Legislature Updates & Requirements recently approved by Governor DeSantis:**

Review of HB#1203 - Homeowners' Associations Requirements, specifically Official Records, Education of Officers and Directors, Enforcement of Covenants and Rules **Effective Date: 7/1/2024**

Review of HB#293 – Hurricane Protections for Homeowners' Associations **Effective Date: 5/28/2024**

Review of HB#621 – Property Rights **Effective Date: 7/1/2024**

Review of HB#623 – Builders' Warranty **Effective Date: 7/1/2025**

Treasurer - Josef Chowaniec reviewed the balance sheet as of August 1, 2024. HOA fees are 99% paid in full; (1) is outstanding and believed to be collectable.

Secretary – Minutes from Organization Meeting dated June 5, 2024, were approved (6 Yes, 0 No).

DISCUSSION OF Traffic Calming Study

Traffic Calming Study Update – The City of Riviera Beach installed a temporary Digital Speedometer on Morse Blvd. to monitor and assess the speeding issues within the neighborhood. The Board would like statistical results and graphic output of the data upon completion of the study.

DISCUSSION OF Beach Access shared with Palm Beach Isles

No action taken since last meeting, noting turtle season ends in October, a more conducive time for action.

DISCUSSION OF Holiday Lights

A deposit for ½ the cost of professionally installing Holiday Lights is currently due, with the remaining balance due upon completion. Marianne Weigand, former Secretary, noted that the earlier we engage a company to install the lighting, the more likely they are to get installed timely. It was also noted that last year's lights had a yellow tint, and a request was made to install a brighter, whiter light this season.

DISCUSSION OF Security Cameras

No progress has been made on this topic. It was expressed by the board of directors that this is a priority, and a committee will be formed to address the needs, the cost, and the implementation of new security cameras. Quotes will be obtained and reviewed by the committee to present to the board at the next meeting.

DISCUSSION OF Review and Update of Covenants

The board would like to form a committee to address updating the Governing Documents and the Rules & Regulations of YHM.

DISCUSSION OF Up Lighting in Entrance

A quote from a licensed electrician will be obtained to replace existing non-functioning lights (already purchased).

AGREEMENT ON DATE OF NEXT BOARD MEETING

The board agreed that a monthly meeting is preferred. The next meeting of the YHMBOD will be held on June 5, 2024 at 5:00 PM at the Clean & Safe Ambassador Center.

ADJOURNMENT

Respectfully submitted,
Andrea Jonethis, Secretary, YHMPOA, Inc. Augst 28, 2024