

MINUTES – BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
December 13, 2023

DIRECTORS PRESENT:

Jim Moogan – President
Josef Chowaniec – Treasurer
Adam McPherson – 1st VP
Marianne Wiegand – Secretary
Janine Cicconi – Asst. Secretary
Crystal Moye – Ex-Officio

EXCUSED: Chris Hall – 2nd VP

CALL TO ORDER

Jim called the meeting to order at 6:45 p.m.

CALLING OF ROLL

Marianne called the roll. Those present were Jim, Adam, Josef, Marianne, Janine & Crystal – Chris was excused.

PROOF OF MEETING NOTICE

Meeting signs were posted on Saturday 12/09 at both YHM entrances and email with accompanying Agenda was mailed to all homeowners on Sunday, 12/10. Of the 6 homeowners not on email, 2 were mailed and 4 were hand delivered on 12/10.

DISPOSAL OF MINUTES OF OCTOBER 25, 2023

Josef moved to approve the minutes of 10/25/23 as written, seconded by Adam, unanimously approved.

DIRECTORS' REPORTS

Treasurer's Report: Josef reported \$14,446.89 in the checking account and \$15,843.45 in the reserve account for a total of \$30,290.34 less \$178 accounts receivable (one annual assessment paid in advance for 2024). Our total assets are \$30,112.34 (financials attached) Adam suggested that another investment product be secured for our reserve account in order to earn a better return.

Recent Home Sales: Marianne reported that we currently have 5 homes on the market.

2024 Budget Committee Meeting Report: The budget committee (Jim, Crystal, Josef & Kristy) met on 11/14. The Board reviewed and discussed the Proposed Budget line by line reflecting a raise of the annual assessment to \$204 for 2024. Crystal moved to approve the budget, it was seconded by Josef and unanimously approved.

2024 Annual Members' Meeting/Organizational Meeting – January 24, 2024: At this meeting it will be announced that Jim, Marianne & Janine will be stepping down and new directors will be introduced – Andrea Jonethis and Jim Hill. There is one open position on the Board at this time. Light refreshments will be served and the new Board's Organizational Meeting will follow immediately after the Members' meeting.

Main Entrance – New Security Cameras/Up Lights: Jim reviewed the research that he and Jonathan Malone have done thus far to improve/upgrade the current security cameras and up lights. His research will be shared with the new BOD for review and consideration. Jim proposed the replacement of the recorder at the main entrance and two cameras for \$1,850. The proposal was tabled; it will be taken up by the new board in January.

Recent Public Meeting re: The Goode Companies: Marianne stated that the presentation deck from this meeting was emailed on December 9 to all residents so YHM is compliant with the guidelines for putting out trash, recyclables & yard debris.

Committee Reports:

Covenants Committee: Jim reported that John Scollan has joined the current committee (Jim, J. Bell, Crystal Moye & Joan Lumb). This committee is tasked with reviewing alterations and new construction plans.

Special Assessment/Capital Improvements – nothing to report.

Unfinished Business – None

New Business – None

Adjournment – Meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
12/14/23