

MINUTES – ORGANIZATIONAL MEETING
YACHT HARBOR MANOR PROPERTY OWNERS ASSOCIATION, INC.
June 5, 2024 @ 6:30 PM Ambassador's Center

MEMBERS PRESENT:

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

Jim Hill
Barbara Eden
Crystal Moye – Ex-Officio

MEMBERS ABSENT:

Chris Hall (excused)

CALL TO ORDER

Josef Chowaniec called the meeting to order at 6:30. Excluding the 6 board members present, approximately 2 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, June 2. Email notices were sent out June 2, 2024 to the community, and paper notices were mailed on June 3 along with the Agenda to 5 homeowners that do not provide email addresses.

DIRECTORS' REPORTS

President -Fred Jolowski was elected President of the YHM POA Inc. board by all 6 members present. Fred will head up a committee to address the upgrade of security cameras at both entrances. The new low-voltage up-lights in the island will be installed after seeking quotes for installation.

Treasurer - Josef Chowaniec reviewed the balance sheet as of May 20, 2024. HOA fees are 91% paid in full (21) and 8% (2) are outstanding and believed to be collectable.

Secretary – Minutes from Organization Meeting dated April 24, 2024 were approved (5 Yes, 0 No).

DISCUSSION OF Traffic Calming Study

Marianne Wiegand reported on the status of the traffic calming study, confirming no action has been taken by the COR as of June 5.

DISCUSSION OF Beach Access shared with Palm Beach Isles

Crystal Moye reported that a landscape elevation survey is to be completed before we can move forward with demarcation of the right-of-way.

DISCUSSION OF Safety on Singer Island

COR police chief would like feedback from the residents regarding their concerns about safety on the island. Maryanne Wiegand asked for approval to send an email to residents of YHM encouraging everyone to attend the monthly meetings at the Clean & Safe Ambassador Community Center. This was approved by the board (6 Yes, 0 No).

DISCUSSION OF Review and Update of Covenants

The board discussed the need to hire a professional consultant to review and update the YHM POA Inc. covenants. Cost is a concern and so is participation from homeowners. The board would like to get 2 quotes to undertake this project before moving forward.

AGREEMENT ON DATE OF NEXT BOARD MEETING

The board has elected to meet quarterly. The next meeting of the YHMBOD was not decided during the meeting and will be announced shortly.

ADJOURNMENT

Respectfully submitted,
Andrea Jonethis, Secretary, YHMPOA, Inc. June 5, 2024