

**MINUTES – Board of Directors Meeting
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
December 4, 2024 @ 5:00 PM Ambassador's Center**

Call to Order Fred Jolowski called the meeting to order at 5:00 PM. Excluding the 4 board members present, approximately 4 homeowners were in attendance.

Calling of the Roll Members Present: Fred Jolowski – President; Andrea Jonethis – Secretary; Chris Hall; Rochelle Lazano. **Members Absent:** Josef Chowanec – Treasurer; Barbara Eden; Crystal Moye.

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on December 1, 2024. Email notices were sent out December 2, 2024, to the community, and paper notices were mailed or hand delivered. Meeting date was posted to website December 2, 2024.

Disposal of Minutes from Board Meeting of October 23, 2024

Minutes from the Board Meeting dated 10/23/2024, were approved (4 Yes, 0 No). The approved minutes were subsequently posted to the YHM website.

Directors' Reports

Treasurer – Fred Jolowski read the balance sheet as of December 4, 2024 in Joseph's absence.

Committee Reports

Covenants Committee – Nothing new to report.

Security Committee – The board is still considering all options at this point.

New Business– YHM Annual Dues were to be increased in 2025 from \$204 per lot owner to \$230 per lot owner (approximately 13%). This was based on the budget meeting held November 18 by the President, Treasurer, Secretary, and Accountant. A concern was raised that the % increase was not in compliance with the new legislation for HOA's. A motion to spend \$500 or less on an attorney's advice to clarify the law was held: 3 Yes and 1 abstained, therefore a quorum was not met. The board ultimately agreed to maintain the proposed increase in YHM Annual Dues to \$230 per lot owner.

Unfinished Business

Update on New Entrance Security Cameras & Internet Access – Two board members, Shelly Lazano and Barbara Eden, will be meeting with the company that upgraded the security system at Palm Beach Isles and report their findings to the board at our next regular meeting.

Traffic Calming Survey (Riviera Beach) – The report that was issued by (_____) indicates that there were not enough speeding violations detected during the study to warrant any action by the COR. The issue of speeding within the neighborhood has not been dismissed by the board or the residents in attendance.

Holiday lights were installed without issue.

Committee for Amending Covenants, Rule & Regulations– A line item will be added to the 2025 budget for amending the existing Covenants, Rule & Regulations.

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Website Requirements per Florida Legislature

The updated website is under construction and is in review before going live.

Miscellaneous

Next Board Meeting Date – TBD

Annual Members Meeting – January 23, 2025, at **6:30** P.M. (NOTE: this was amended to Tuesday January 21, 2025 at 6:30 P.M.)

Adjournment 6:19 P.M.