

MINUTES – BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
October 25, 2023

DIRECTORS PRESENT:

Jim Moogan – President
Josef Chowaniec – Treasurer
Marianne Wiegand – Secretary
Crystal Moye – Ex-Officio

EXCUSED: Janine Cicconi – Asst. Secretary
Adam McPherson – 1st VP
Chris Hall – 2nd VP

CALL TO ORDER

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

CALLING OF ROLL

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

PROOF OF MEETING NOTICE

Meeting signs were posted on Saturday 10/21 at both YHM entrances and email with accompanying Agenda was mailed to all homeowners on Sunday, 10/22. Of the 6 homeowners not on email, 2 were mailed and 4 were hand delivered on 10/22.

DISPOSAL OF MINUTES OF SEPTEMBER 27, 2023

Josef moved to approve the minutes of 9/27/23, seconded by Crystal, unanimously approved.

DIRECTORS' REPORTS

Treasurer's Report: Josef reported \$15,621.80 in the checking account and \$15,843.18 in the reserve account for a total of \$31,464.98 less \$178 accounts receivable (one annual assessment paid in advance for 2024). Our total assets are \$31,286.98 (financials attached)

Recent Home Sales: Marianne reported that we currently have 3 homes for sale.

Holiday Lights at Main Entrance: Marianne reported that she will coordinate with Jose Martin to trim the 14 cabbage palm trees at the main entrance (\$40 each) prior to the holiday lights going up the end of Oct or beginning of November. After the lights are installed, new flowers will be planted at the entrance and fresh mulch.

2024 Budget Committee Meeting: The tentative date for this meeting is Tuesday, November 14 – committee attendees are Jim Moogan, Josef Chowaniec, Crystal Moye and our bookkeeper, Kristy Higgins.

2024 Board of Directors: We will be welcoming both James Hill and Andrea Jonethis to the 2024 Board and will continue to look for one more volunteer. The new board will be formally welcomed and begin its term at our Annual meeting scheduled for January 24 with the Organizational meeting immediately following. Each November we send a letter to all homeowners asking for volunteers which will be emailed/mailed out the first week of November.

Main Entrance – New Security Cameras/Up Lights: Jim and Jonathan Malone have been reviewing plans to upgrade/replace the security cameras using Hotspots which will provide much better clarity and allow use of the internet to view camera film when needed. The uplights are also gradually being replaced with more up to date lights.

Beach Access: Jim met with the Palm Beach Isles Board of Directors relative to the beach access easement that YHM shares with Palm Beach Isles. Except for a final site plan, all work has been completed to move ahead with grading and installing of a pole & rope demarcation of the path. PBI would like to discuss further with Jim.

COMMITTEE REPORTS:

Covenants Committee – Jim reported that the Committee continues to review alteration plans for various properties and is pleased to see how many improvements are being made throughout YHM.

Special Assessment/Capital Improvements – Unfortunately, this committee has not met yet to assess what potential improvements should be considered for the community. This should be addressed by the 2024 Board.

Unfinished Business: After submitting required documents to the City to address speeding several months ago, frustration was expressed with the lack of response from Riviera Beach. Jim has tried repeatedly to have them address this issue. Marianne offered to work on this in an effort to get resolution.

New Business: In lieu of the upcoming holidays, the Board opted to have just one meeting over November/December. The Board decided to meet Wednesday, December 13.

Adjournment

Josef moved to adjourn, the meeting was adjourned @ 7:40 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
10/26/23