

**MINUTES – Board of Directors Meeting
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
September 25, 2024 @ 5:00 PM Ambassador's Center**

MEMBERS PRESENT:

Fred Jolowski – President
Josef Chowanec - 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 5:01 PM. Excluding the 6 board members present, approximately 4 homeowners were in attendance.

ROLL CALL – 2024 BOARD MEMBERS

Six members of the board were present; One member, Jim Hill, was absent (excused). Jim Hill formally resigned from the board due to the demands of his full-time job.

PROOF OF MEETING NOTICE

Meeting notice signs were posted at both entrances to YHM on Sunday, September 22. Email notices were sent out September 22 to the community; paper notices including the agenda were mailed on September 23 to 3 homeowners that do not provide email addresses, and hand delivered to 2 homeowners. Meeting date was posted to website Sunday, September 22.

Disposal of Minutes from Board Meeting of August 28, 2024

Minutes from the Board Meeting dated August 28, 2024, were approved (6 Yes, 0 No). The approved minutes were subsequently posted to the YHM website.

Directors' Reports

Treasurer - Josef Chowanec reviewed the balance sheet as of September 23, 2024. HOA fees are 99% paid in full; (1) remains outstanding and believed to be collectable. A second board member, Barbara Eden, was added as an authorized signer to the HOA's checking account. A credit card has been applied for to replace the debit card in accordance with new regulations for HOA's.

Committee Reports

Covenants Committee – As required by new legislation, continuing education with HB 1203, Board Member Certifications have been posted to the website. The committee is in the process of adding new volunteers, and no updates were discussed at this meeting.

New Business

Change in Board Membership

The board voted 6 yes, 0 no, to add a new board member, Rochelle (Shelly) Lozano, who will replace Jim Hill due to his resignation from the board.

Unfinished Business

DISCUSSION OF Security Cameras & Internet Access - The Board agreed that an upgrade of YHM's existing security camera system is a priority. Multiple quotes are in progress to upgrade the system and will be compared and considered as the Board formulates specifications according to need. A committee will be formed to assess specific needs and provide solutions to present to the board in the near future. Homeowner and business owner, Jeff Serino, presented a quote from his company to upgrading the existing system. He walked the Board through each part of the proposal, including internet requirements, equipment and monitoring costs, and other factors.

DISCUSSION OF Florida Legislative Compliance - Education for all Board Members

All board members present have obtained the certification required by new legislation and the certificates of completion have been posted to the website.

Hurricane Protection Specifications & COASI Education Classes – nothing to report.

DISCUSSION OF Installation of West Island Up-lights – The Board agreed to replace 2 lights currently and stagger the replacement of the other 2 lights when needed.

DISCUSSION OF Christmas Lights at Entrance – A motion was made and seconded to pay Northstar \$800 (50% of total) to initiate installation and pay Northstar \$800 upon completion.

DISCUSSION OF Amending of Covenants, Rule & Regulations – A general discussion was held regarding the timing, cost and feasibility of amending the existing covenants, rules and regulations. Chris Hall suggested a survey be sent to the community to determine interest in this change, which would require 51% approval of homeowners. The Board agreed that a budget line item will need to be added to the 2025 budget in order to move forward on this project.

DISCUSSION OF Update on Traffic Calming Survey (Riviera Beach) – Email communication is in process and no updates as of the meeting date.

DISCUSSION OF 2025 YHM Phone Directory - Marianne Wiegand has volunteered to produce and distribute the directory for YHM.

DISCUSSION OF Website Requirements per Legislature Requirements – A brief review of the requirements and YHM's compliance with the new requirements was held.

AGREEMENT ON DATE OF NEXT BOARD MEETING

The next meeting of the YHMBOD will be held on September 23 at 5:00 PM at the Clean & Safe Ambassador Center.

ADJOURNMENT

Due to a severe rainstorm, the Board adjourned business at approximately 8:30 PM.

Respectfully submitted,

Andrea Jonethis, Secretary, YHMPOA, Inc. October 22, 2024