

**MINUTES OF BOARD MEETING**  
**YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.**  
**December 14, 2022**

**Call to Order**

Jim called the meeting to order at 6:32 p.m.

**Calling of the Roll**

Present: Jim Moogan,, Fred Jolowski, Marianne Wiegand, Josef Chowaniec, Adam McPherson, Chris Hall, and Crystal Moye

**Proof of Meeting Notice**

Meeting notice signs were posted at both entrances to YHM on Saturday, December 10, email notices went out on Dec 11 & 6 homeowners were notified via mail.

**Disposal of Unapproved Minutes**

Minutes from our October 26 meeting were reviewed; Fred moved to approve, seconded by Josef, unanimously approved.

**Treasurer's Report**

Josef reported \$6,321.31 in checking account, \$11,719.87 in reserves for total assets of \$18,041.18.

**Update on Home Ownerships:**

Marianne reported that there are 2 homes currently on the market, one empty lot for sale and one pending sale.

**Committee Reports:**

Budget Committee for 2023 – This committee met on November 14 (Jim, Adam, Josef & Kristy, our bookkeeper) and all items were reviewed. This included an increase of our annual assessment from \$155 to \$178 in accordance with our bylaws. One change was made to add an additional \$200 to website costs bringing the total proposed budget to \$28,152.00. Joseph moved to approve the budget as amended, seconded by Fred, unanimously approved.

Landscaping – Marianne reported that consideration is being given to replacing the palm in the middle of the east island. She received two quotes, one for \$175, one for \$275, but neither quote includes labor cost for removing the current palm and planting the new one. Adam offered to get another quote from his landscaper. Jose Martin is the new owner of Bennett Landscaping (Brian Bennett retired). Jose verbally said he would charge the same amount of \$140/mo for weekly mowing/trimming. Marianne will ask that he submit a written proposal to the Board with more information. Jim suggested he work on a month-to-month basis for the time being. Nothing will be done until all the holiday lights are taken down to protect electrical wires.

Covenants Committee - Jim reported that activity has been somewhat slow the past month. Some work that has already been approved is slow in getting completed due to supply chain issues.

Traffic Study Committee – Chris reported that all required forms & information have been submitted to Riviera Beach; we are awaiting their response. It was requested in our submission that 2 additional stop signs be placed at the corner of Ardmore and Morse and 2 additional signs be placed on Singer Dr. at Powell and that the speed limit be reduced from 25 to 15 mph. Awaiting city's response.

Nominating Committee – Marianne, Josef & Adam served on this committee. A letter was sent to all homeowners on October 30 requesting volunteers for the BOD and Covenants Committee. Janine Cicconi offered to serve as Asst. Secretary in 2023.

#### **Unfinished Business**

None

#### **New Business**

A committee was formed, Special Assessment/Capital Improvements, consisting of Adam, Chris and Josef. This committee will consider what capital improvements should be considered for YHM and the approximate costs for same. This was spurred by discussions re: upgrading our security cameras, modernization of island lighting, etc.

With no further business, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Marianne Wiegand  
Sec, YHM POA, Inc.  
December 15, 2022