

**MINUTES – BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
June 28, 2023**

DIRECTORS PRESENT:

Jim Moogan – President
Adam McPherson – VP
Chris Hall – 2nd VP
Janine Cicconi – Asst Sec

EXCUSED:

Crystal Moye – Ex-Officio
Josef Chowanec - Treasurer
Marianne Wiegand - Secretary

CALL TO ORDER

Jim called the meeting to order at 6:39 p.m.

CALLING OF ROLL

Janine called the roll. Those present were Jim, Adam, Chris and Janine.

PROOF OF MEETING NOTICE

Meeting signs were posted on Friday, June 23 at both YHM entrances and notice of the meeting was emailed to all homeowners on Saturday, June 24.

DISPOSAL OF MINUTES OF MARCH 22, 2023 (there were no meetings in April & May)

The above minutes were reviewed and unanimously approved by the Board.

DIRECTORS' REPORTS

Treasurer's Report:

In Josef's absence, Jim reported \$22,571.55 in the checking account and \$11,720.55 in the reserve account for a total asset of \$34,114.10 as of June 27, 2023. Jim explained that last year's budget included a line to move year-end surplus funds from the operating account (checking) to the reserve fund. After discussion, Chris made the motion to move the \$4,022 surplus from the checking account over to the reserve account, seconded by Chris, unanimously approved. Adam suggested that we raise the 2024 annual assessment to beef up the reserves. The additional money will help upgrade the security cameras and upgrade landscape lighting, etc. Jim noted that the board was waiting for recommendations from the Special Assessments/Capital Improvements Committee.

Update on Receivables from 2023 Assessments:

Marianne, Sec, was not in attendance at this meeting but had reported to the board via email prior to the meeting that all 2023 assessments had been paid and one assessment of \$178 had been paid in advance for 2024.

Update on "Picnic at the Park" on April 15:

Jim reported that the April 15 picnic at Ocean Reef Park was a big success. The breakdown was provided by Marianne to be presented in her absence. The total cost came to approximately \$1k, including park pavilion rental, well below the budgeted \$2K and with some supplies remaining for use in 2024.

Landscaping:

All present had received in advance of the meeting 3 quotes for landscaping (see attached). Adam moved to keep Jose Martin (Bennett Landscaping), Chris seconded motion, all approved. Marianne will be asked to call both North County Lawn and MPM Landscaping to advise them that Bennett Landscaping will be retained and thank them for their bids.

Homes Currently on the Market:

We currently have 2 homes on the market, one on Manor Lane and one on Singer Drive.

Committee Reports:**Covenants Committee:**

Jim gave an update on recent home alterations that the committee has reviewed/approved. Discussion ensued regarding updating our documents to address such topics as rental properties, new Florida statutes, etc.

Special Assessment/Capital Improvements:

This committee consists of Adam McPherson, Josef Chowaniec, Chris Hall, Chris Cicconi and Mike Eden. Unfortunately, the Committee, which was organized in February has not met yet. Jim stressed that it was important for the committee to meet and report back to the board on capital priorities and recommendations for special assessments. He asked that the committee meet before the next meeting, and offered to facilitate a Zoom meeting if that would help.

Status of Traffic Study:

Jim reported that despite repeated calls to the City Public Works Department, Councilwomen Botel's office and City Manager Evans office, no response has been received to our December 1 2022 request for traffic calming devices. This request followed the city protocol to request additional stop signs and a review of our speed limit. Jim will continue to try to get an answer.

Unfinished Business**New Business**

Jim announced he plans to retire from the Board at the end of 2023. and added that Marianne would like to do the same.

Adjournment

The meeting was adjourned @ 7:42 p.m.

Respectfully submitted,

Janine Cicconi
Asst. Secretary YHM
June 29, 2023