

**MINUTES – ANNUAL MEMBERS' MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
January 26, 2022 (ZOOM)**

DIRECTORS PRESENT:

Jim Moogan – President
Fred Jolowski – Vice President
Marianne Wiegand - Secretary
Josef Chowaniec – Treasurer
Michele Kenney – Director

ABSENT:

Crystal Moye

CALL TO ORDER

Jim Moogan hosted this ZOOM meeting that he called to order at 6:35 p.m.

MEMBERS IN ATTENDANCE: Diana & Gordon Rowse, Brad Leib, Mary Jane Maurice, Ashley Aitkens, Adam and Allison McPherson, Tom Mahl, Gail Szoke, Chris & Christina Hall.

PROOF OF MEETING NOTICE

Meeting notice signs were posted at both entrances to YHM on Saturday, January 22 prior to meeting indicating time & ZOOM. Email notices were sent out on 1/22/22 including ZOOM information, agendas for both meetings and the 2022 budget. This information was also mailed out to the 7 individuals not on email.

DISPOSAL OF MINUTES

Josef moved to approve minutes of last year's annual meeting, 1/27/21, and the minutes of the December 8, 2021 board meeting, seconded by Fred, unanimously approved.

DIRECTORS' REPORTS

Josef, Treasurer, reported the following: checking account balance - \$13,373.41 & reserve account balance - \$11,718.89 for a total of \$25,092.30. The accounts receivables total is \$11,505.00 for a total balance sheet of \$36,597.30 as of 1/26/22. Josef also presented the approved 2022 Budget and reviewed it line by line, answering any questions asked.

Jim expressed regrets that we could not have an in-person annual meeting due to the City's decision to restrict use of the Ambassadors' Center where we usually hold meetings due to COVID. He explained that, despite outreach via email, mail and personal contact, no new candidates emerged declaring intent to run for election to the board. All seven current members did express intent to serve again, therefore, no election of directors is required this year. Subsequently, Tom Wharton decided that he was unable to continue to serve his year due to family and business commitments. That vacancy will be filled by the other directors as laid out in our by-laws, if a qualified candidate steps forward. We had only one response from the letter sent to homeowners on 11/17/21 asking for volunteers, Jeffrey Bell, who accepted a position on the Covenants Committee. Jim gave a brief history of YHM and encouraged homeowners to participate in serving on the Board as well as committees. He reminded all that in February of 2021 all homeowners received packets containing our full set of Covenants, Rules & Regulations, a cover letter addressing requirements for rentals and the 2021 phone directory. Jim reported that the traffic study that is currently underway is on-going and will take some time to provide the City with the information they require from YHM.

Fred, who heads the traffic study, will continue to work with the City providing them what they need from YHM in order to initiate their traffic study. Fred said that all the electrical in the middle islands will be upgraded in the near future to provide reliable power service to the up lights and sprinkler system.

Michele, Chair of the Covenants Committee, reported that her committee continues to address issues relative to roof and driveway repairs and other matters of compliance by homeowners.

Marianne, reported that the 2022 phone directories are currently being hand-delivered to as many people as possible; the remaining books will be mailed. She reported that we have 16 new homeowners since last year and they have all received the covenants packets reported by Jim above. Marianne will continue to give these packets to all future new residents. She asked for volunteers to help with a proposed "Meet & Treat" for YHM, possibly in early March. One consideration is renting the pavilion at Ocean Reef Park. Palm Beach Isles did this in Dec 2021 with much success. Marianne expanded on Jim & Fred's survey study report stating that all 16 homes on the south side of Lower Singer Drive were also given the traffic survey. Even though these homes are not in YHM the City directed us to include them since they share the street. To date, we have received 6 responses from the 16 homes.

OPEN DISCUSSION BY MEMBERSHIP

Great concern was voiced about the curve on Powell close to Singer due to continued parked cars & trucks that restrict visibility and result in minimal space for negotiating the curve, both for cars and pedestrians. The height of the hedges at the corner of Ardmore & Morse was also brought up as another area of very poor visibility when turning off Ardmore onto Morse. Much of what was covered by the directors in their reports above was the result of homeowners' concerns & questions prior to this meeting. Mary Jane asked if there is still ongoing litigation against the association. Jim responded, yes, but could not elaborate since the litigation is still active. Adam McPherson offered to help with the "Meet and Treat," and expressed a willingness to learn more about the Covenants Committee and a possible interest in serving. Jim thanked all of the members and board members for attending the meeting and encouraged all to consider getting involved. Both Diana DiMeo and Mary Jane Maurice expressed gratitude to the board members for all they do for the Association.

ADJOURNMENT

Having no further business, Diana DiMeo moved to adjourn the meeting; meeting was adjourned around 7:40 p.m. with the Annual Organizational Meeting to follow.

Respectfully submitted,

Marianne Wiegand, Secretary YHMPOA
January 26, 2022