

MINUTES – BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
August 23, 2023

DIRECTORS PRESENT:

Jim Moogan – President
Josef Chowaniec - Treasurer
Marianne Wiegand- Secretary
Chris Hall – 2nd VP
Janine Cicconi – Asst Sec

EXCUSED:

Adam McPherson – 1st VP

ABSENT:

Crystal Moye

CALL TO ORDER

Jim called the meeting to order at 6:35 p.m.

CALLING OF ROLL

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

PROOF OF MEETING NOTICE

Meeting signs were posted on Friday, August 18 at both YHM entrances and notice of the meeting was emailed to all homeowners early Monday August 21 (of the 6 not on email, 4 were hand delivered and 2 mailed).

DISPOSAL OF MINUTES OF JUNE 28, 2023 (no meeting in July).

Josef moved to approve the minutes, seconded by Janine, unanimously approved.

DIRECTORS' REPORTS

Treasurer's Report: Josef reported \$17,337.88 in the checking account and \$15,842.94 in the reserve account for a total of \$33,180.82.

Landscaping: Marianne, reported that flowers at entry monuments were pulled and will soon be replaced, along with normal maintenance. She confirmed that our monthly charge for routine maintenance is \$160 which does not include fertilizing 2X per year at \$60 each application or palm tree trimming once per year. Chris Hall will connect with Kristy Gustafson relative to securing Christmas lights for the middle islands.

Review of August Newsletter Content: Jim gave more detail to the areas of the newsletter covering our governing documents and background on the beach access completion plans. Emphasis was given by all to reach out for volunteers for the Board as well as committees.

COMMITTEE REPORTS

Covenants Committee: Jim covered various home alterations reviewed by the committee recently and the good working relationship between the Committee and the City (see more detail under New Business below).

Special Assessment/Capital Improvements: (see detail under New Business below).

Unfinished Business: None

New Business: (1) Jim discussed the Board's intention to replace our 8-year old security cameras, giving details as to what we have now and plans to upgrade to cameras more reliable and more user friendly. Since the Special Assessment/Capital Improvements Committee has not met to address this matter, Jim is looking for others to assist in this endeavor. Mike Eden offered to help and Jim will contact a few others for their assistance. This group should meet prior to our Sept meeting to brainstorm ideas for improved cameras. (2) Beach access – Marianne will reach out to the current president of Palm Beach Isles to ask that he contact Jim re: the final survey needed to get this project completed that has been in the works for the past 3 years. (3) Covenants Review – Janine's husband, Chris, has shown an interest in doing a preliminary review with others of our documents to see what areas may need revision/change, etc. and report to the board at the September meeting. Relative to this topic, Marianne distributed the 2023 Legislative Update of Homeowners' Associations provided by Eisinger Law to all board members.

Adjournment

The meeting was adjourned @ 8:00 p.m.

Respectfully submitted,
Marianne Wiegand
Sec, YHM POA, Inc.
August 24, 2004