

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
June 29, 2022

Call to Order

Jim called the meeting to order at 6:36 p.m.

Calling of the Roll

Present: Jim Moogan,, Marianne Wiegand, Josef Chowaniec, Adam McPherson

Excused: Fred Jolowski, Crystal Moye & Chris Hall

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, June 25, indicating time & place. Customary email notices were not sent out to homeowners this month due to our secretary being out of town.

Disposal of Unapproved Minutes

Minutes from our April 27 meeting were reviewed; Josef moved to approve, seconded by Adam, unanimously approved. There was no meeting in May.

Directors' Reports:

Treasurer's Report

Josef reported that as of June 21, 2022, we had \$11,864.28 in our checking account and \$11,719.37 in our reserve. With an accounts receivable amount of \$55, this brings our total current assets to \$23,638.65. Since we did not have a meeting in May, I have attached to these minutes both the June Balance Sheet and the Profit & Loss Budget vs Actual and the financial reports from May 22.

Lighting/irrigation on Middle Islands

Jim reported that we will continue to upgrade our lights on these islands to eventually switch to low voltage lighting with a transformer. Lights will then be smaller but less problematic than the older lighting we now have; this upgrade should be factored into our next budget.

Entrance Monuments Repair/Painting & Landscaping at Monuments & Middle Islands

Marianne will follow up with the City to replace all the curb reflectors that have fallen off the island curbs. She was asked to also have the City replace the blue reflectors in the streets that indicate the location of fire hydrants and have City repair 2 areas of the street on Powell Drive that goes back to our street work done in 2019. Jim reviewed the needed repair work done to our monuments recently as well as the lettering that was painted giving it a new look. Shrubs & flowers have been planted at monuments and fresh mulch laid there and middle islands.

Replacement of Damaged Street Sign at Ardmore & Singer

Earlier in the year one of our residents ran over the street sign at Ardmore & Singer. Jim reported that it took several months to get a new pole due to the supply chain and he, with the help of a few volunteers, hope to restore this sign back to its original condition.

Status of 2022 Assessment Collection

Marianne reported that 2 homeowners have yet to pay their \$155 assessment for this year; she will continue to follow up until payments are made.

Current Properties for Sale

Marianne reported that one property settles tomorrow, Friday, June 30, leaving a total of 5 currently on the market (one pending). Things have slowed in comparison to last year when 18 homes changed ownership in less than a year.

Traffic Study Update

Chris Hall provided the Board with an excellent recap to date of the ongoing traffic study (attached) the Board conducted due to our concern with speeders, especially on the straight stretches of Lower Singer & Morse. Recommendations were made in the report for the Board's further review and discussion at a future meeting. Fred reached out to the City and had a "speed sign" put at the middle islands alerting drivers of how fast they are traveling, yet another step to curtail speeders in our 25 mph neighborhood. This endeavor will continue to protect pedestrians since we have no sidewalks.

Committee Reports

Covenants Committee

Jim reported that progress is being made with some of the more egregious issues, i.e., tarped roofs, damaged driveways, etc. Letters are being sent to homeowners; the Committee will continue this effort in order to get a favorable outcome and have repairs made. The Committee has been very busy reviewing plans submitted by homeowners for home repairs, being especially attentive to setbacks, roofs, driveways and docks along our canal. He asked those present to please let someone on the Committee know when they see improvements being done so we can assure that they get the blessing of the Committee before moving forward.

Unfinished Business None

New Business

The Board was asked to include in our next Newsletter a reminder to homeowners along the canal not to throw clippings and yard debris into the canal. We will also include a reminder to be sure to keep trash, recyclables, cardboard boxes and yard debris separated when placed at the curb.

Adjournment

With no further business, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
June 29, 2022