

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
April 27, 2022
(unapproved)

Call to Order

Jim called the meeting to order at 6:40 p.m.

Calling of the Roll

Present: Jim Moogan,, Marianne Wiegand, Josef Chowaniec, Crystal Moye & Michele Kenney

Excused: Fred Jolowski

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, April 23, indicating time & place. Email notices were sent to homeowners on Monday, April 25 with accompanying Agenda.

Disposal of Unapproved Minutes

Minutes from our Annual Members' Meeting of January 26, 2022, our Organizational meeting of January 26, and minutes from our March 23rd meeting were all approved. Josef made the motion to approve, seconded by Michele, unanimously approved (there was no February meeting).

Directors' Reports:

Treasurer's Report

Josef reported the following (Balance Sheet Attached) Checking Account \$15,105.20, Reserve Account \$11,719.18, Receivables \$520 for a total of \$27,344.38.

Approval of New Board Directors

Jim announced that Michele Kenney is stepping down from the Board as of this meeting. She will be moving to the west coast of Florida. Many thanks go out to Michele for her service on the Board, her service as Chair of the Covenants Committee and her creation and maintenance of the YHM website. Michele will be greatly missed. Since we now have 2 directors' openings, the Board has the authority to fill these vacancies. Jim was pleased to announce that Adam McPherson and Christopher Hall will be joining the Board. Michele moved to approve both Adam and Chris, seconded by Josef, unanimously approved.

Appointment and Approval of Covenant Committee Member

Jim reported that Joan Lumb has agreed to serve on the Covenants Committee to assist in the paperwork. Josef moved to approve Joan, seconded by Crystal, unanimously approved.

Appointment and Approval of Website Coordinator

Jim announced that Jonathan Malone has agreed to replace Michele Kenney as our Website coordinator. Josef moved to approve Jonathan, seconded by Chris, unanimously approved.

Lighting/irrigation on Middle Islands

In order to upgrade the lighting, Jim has arranged for a new conduit to be dug in the east island which will house a new electrical line to replace one damaged that interrupted our service. The line will run down the middle, going around the edge of the middle raised planting area. This will be done tomorrow, April 28. This is necessary to get power back to our irrigation timer in the west island.

Entrance Monuments Repair, Painting & Landscaping

3 bids were obtained for needed repairs and painting to the monuments. Bids were \$2800, \$1800 and \$1200. After discussion, Marianne moved to accept the \$1200 bid from Gustafson Painting, seconded by Josef, unanimously approved. Work can start in approximately 1-2 weeks. Paint color selections were made. When complete, Marianne will select some permanent shrubs for the front of the monuments and flowers.

Replacement of Damaged Street Sign

After receiving a high quote of \$1,836.74 to replace the street sign at the corner of Singer & Ardmore (run over by a truck of one of our residents), Jim was able to do some of the work himself and worked with Kauff's for a revised quote of \$706.20. Josef moved to approve the \$706.20, seconded by Chris, unanimously approved.

Status of 2022 Assessment Collection

Marianne reported that there are 5 homeowners who have not paid their \$155 assessment and one who owes \$5 for a total of \$780. She will continue to follow up on these receivables until paid.

Change of Estoppel Letter Fee

Marianne reported that our charge of \$50 for an estoppel letter is much lower than the norm. After taking a survey of the charges on Singer Island that ranged as high as \$250, it was suggested that in the future YHM charge \$250 for this service. Chris moved that we increase our \$50 fee to \$250, seconded by Josef, unanimously approved.

Committee Reports:

Covenants Committee:

Jim spoke on behalf of the Covenants Committee. He suggested that a review of our documents be done to list the areas covering property maintenance and, at the same time, review the areas covered by City Code. This will help address non-compliant issues, i.e., tarped roofs, deteriorated driveways, etc. Joan will draft a letter.

Unfinished Business

Some of the results from our recent Traffic Survey were reviewed. Chris and his wife, Christina, did an excellent job of compiling the results and will continue to comply with the protocol set by the City in order to have Riviera Beach do its own traffic study, the purpose being to address the speeding on our streets.

New Business

Joan Lumb brought up the subject of a few areas of our streets that need the City's attention. These areas are the direct result of the street work done in 2019/2020.

Adjournment

With no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
April 28, 2022