

**MINUTES – ANNUAL MEMBERS' MEETING  
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.  
January 25, 2023**

**DIRECTORS PRESENT:**

Jim Moogan – President  
Fred Jolowski – Vice President  
Marianne Wiegand - Secretary  
Josef Chowanec – Treasurer  
Adam McPherson – Director  
Chris Hall - Director

**EXCUSED:**

Crystal Moye – Ex-Officio

**CALL TO ORDER**

After attendees enjoyed some refreshments Jim called the meeting to order at 6:55 p.m.

**PROOF OF MEETING NOTICE**

Meeting notice signs were posted at both entrances to YHM on Saturday, January 21 with the 2023 budget attached. An additional reminder email was sent on January 15. Meeting notices were also either hand-delivered or mailed to the 6 homeowners not on email.

**DISPOSAL OF MINUTES OF ANNUAL MEETING OF JANUARY 26, 2022 AND BOARD MEETING OF DECEMBER 14, 2022**

After reviewing our records, we realized that last year's Annual Members meeting were reviewed and approved at our April 27, 2022, board meeting. Josef moved to approve the December 14 minutes, seconded by Chris, unanimously approved.

**DIRECTORS' REPORTS**

Josef, Treasurer, reported the following: checking account balance - \$4,122.20, Reserve Account \$11,719.87 for total asset of \$15,842.07 as of December 31, 2022. Note: the checking account balance as of January 25, 2023 is \$13,845.08. To date 56 homeowners have paid their 2023 assessments (assessments due March 1 of each year). As of December 31, 2022, our Total Liabilities and Equity was \$15,842.07. Joseph also explained the budget process and the adoption of the 2023 budget at the December board meeting.

**COMMITTEE REPORTS**

Jim explained that an election was not necessary because all 7 positions on the board had been filled. An election is only required when more than 7 homeowners are running for one of the seats and the election is contested. He confirmed that the nominating committee, appointed in September consisting of Marianne, Josef and Adam resulted in Janine Cicconi coming on the board. Fred Jolowski chose to step down as vice president after 5 years of service. Fred was president for 3 years. In addition to the work of the committee, a letter was mailed to all homeowners on October 30, 2022, asking for volunteers for Board as well as Covenants Committee. Fred was thanked for his years of service and all he did for YHM over the years. Jim also reported on some of the past year's maintenance projects

Jim reported that the next steps in the beach access plan is the development of a site plan by a licensed professional, required for submission to the state Department of Environmental Preservation.

Chris reported that everything required by the City of Riviera Beach for a traffic study was submitted to them 2 months ago and we are awaiting their response. Our goal is to hopefully slow down the traffic and install a couple more STOP signs for the safety of pedestrians.

Marianne reported that holiday lights will be taken down in a few days. Also, relative to real estate, there were 5 properties on the market in YHM, one came off, 2 have closed very recently and 2 are still for sale. Landscaping has been taken over by Jose Martin who purchased Brian Bennett's business.

A committee was formed at our December 22, 2022, meeting – Special Assessment/Capital Improvements – consisting of Adam, Chris and Josef. Adam & Chris explained the purpose of the committee is to look forward to any upgrades needed in YHM that may not be covered financially that could require a special assessment. This committee will discuss in further detail in coming months.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS - OPEN DISCUSSION BY MEMBERSHIP**

The same subject came up that was brought up at last year's annual members' meeting and that is the problem of cars and trucks constantly being parked at the curve on Powell Drive and Singer Drive. This curve is viewed by many as dangerous because you can't see cars coming from the opposite direction, while causing some cars to drive on the wrong side of the curve to get by. Because this is a city street issue, Jim offered to pen a letter to Councilwoman Julie Botel to ask the city to look into this problem.

Short-term rentals were also discussed, along with a discussion on the possible merits of updating our Association documents to better reflect current trends and conditions.

### **ADJOURNMENT**

Having no further business, Fred Jolowski moved the meeting be adjourned, seconded by Adam, meeting adjourned at 7:45.

Respectfully submitted,

Marianne Wiegand, Secretary YHMPOA  
January 26, 2023