

**MINUTES – Board of Directors Meeting
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
October 23, 2024 @ 5:00 PM Ambassador's Center**

Call to Order Fred Jolowski called the meeting to order at 5:00 PM. Excluding the 5 board members present, approximately 5 homeowners were in attendance.

Calling of the Roll

MEMBERS PRESENT:

Fred Jolowski – President
Andrea Jonethis - Secretary

Rochelle Lazano
Barbara Eden
Crystal Moye

MEMBERS ABSENT:

Josef Chowanec – Treasurer
Chris Hall

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on December 1, 2024. Email notices were sent out October 20, 2024, to the community; paper notices including the agenda were mailed on October 20, 2024 to 3 homeowners that do not provide email addresses, and hand delivered to 2 homeowners. Meeting date was posted to website October 20, 2024.

Disposal of Minutes from Board Meeting of September 25, 2024

Minutes from the Board Meeting dated September 25, 2024, were approved (5 Yes, 0 No). The approved minutes were subsequently posted to the YHM website.

Directors' Reports

Treasurer – Fred Jolowski reviewed the balance sheet as of October 16, 2024

Committee Reports

Covenants Committee – Nothing to report.

Security Committee – Nothing to report.

New Business– Nothing to report.

Unfinished Business

Update on New Entrance Security Cameras & Internet Access (low light tag readers, internet access, monthly maintenance & elimination of DVR recorder). The board concluded that a committee must be formed to perform appropriate research and derive conclusions to present to the board at a future meeting.

Florida Legislative Compliance (education) for all Board Members

All but one board member has completed the required course materials and obtained a certificate of compliance. The certificates are posted on the website.

Traffic Calming Survey (Riviera Beach) – Nothing to report

Installation of West Island Up-lights (completed). Note: Holiday lights will be installed in November using the same vendor as last year.

Committee for Amending Covenants, Rule & Regulations– Nothing to report. Forming a committee in process and asking for volunteers from our community.

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Website Requirements per Florida Legislature

The updated website is under construction and is in review before going live.

Miscellaneous

Next Board Meeting Date – December 4, 2024, at **5:00** P.M.

Annual Members Meeting – January 23, 2025, at **6:00** P.M.

Adjournment