

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
September 28, 2022 via ZOOM

Call to Order

Jim called the meeting to order at 6:32 p.m.

Calling of the Roll

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

Excused: Fred Jolowski\ Absent: Crystal Moye

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, Sept 24 but later taken down. Due to Hurricane Ian, the City closed the Ambassadors' Center where the meeting was to be held. An email was sent to all homeowners at 9:30 p.m. on Sept 27 notifying everyone of the change to a ZOOM meeting and provided the information to connect to the meeting along with the Agenda.

Disposal of Unapproved Minutes

Minutes from our June 29 meeting were reviewed; Josef moved to approve, seconded by Adam, unanimously approved. There were no meetings in July and August.

Directors' Reports:

Treasurer's Report

Josef reported that as of Sept 27, 2022, we had \$9,276.72 in our checking account and \$11,719.47 in our reserve. With an accounts receivable amount of \$5, this brings our total current assets to \$21,001.19. Attached is the 9/27/22 Balance Sheet and the Profit & Loss Budget vs. Actual.

Selection of Budget Committee

In preparation of 2023, Jim appointed the following to the Budget Committee: himself, Josef, Adam and, of course, our bookkeeper Kristy. Chris moved to approve this committee, seconded by Josef, unanimously approved.

Selection of Nominating Committee

In compliance with our governing documents, the following Nominating Committee was appointed: Marianne, Adam, and Josef. In addition to personal contacts they will make, a letter will go out in November, which is customary, asking for volunteers to serve on the Board and/or the Covenants Committee. Chris moved to approve these members, seconded by Josef, unanimously approved.

Letter to Homeowners Relative to Sitting on Board

All present were provided with a letter that will go out in November asking homeowners who are interested in serving on the Board and/or Covenants Committee to contact one of the board members.

Update on Beach Access

Jim gave a brief update on the work that has been done so far to install a rope and pole demarcation for our beach access. He is awaiting a site plan from Stu Cunningham as the next step needed to accommodate the FDEP so we can move forward after turtle season which is November 1. Jim will follow up with Stu.

Current Changes in Home Ownerships

Marianne reported that the sale of houses in YHM has slowed considerably compared to 2021. We currently have one house on the market and 2 others with pending offers for settlement expected in October.

Committee Reports

Covenants Committee

Jim gave a summary of the multiple home alterations going on at this time that has kept the Covenants Committee very busy. These projects include 3 major dock renovations, 2 involving major construction, roof and driveway repairs, etc. The importance of this committee was emphasized so that all alterations are compliant with our governing documents as well as the City's.

Traffic Study

Chris had done an excellent job of summarizing our recent survey relative to speeders in the neighborhood. He will now move forward in completing the forms required by the City and submit when complete so this endeavor can move ahead. Marianne moved that Chris move forward with this, seconded by Adam, unanimously approved.

Unfinished Business None

New Business

Estoppel Certificate Fees Revised – Marianne provided everyone with the backup documentation verifying the new charges for estoppel letters. At our April meeting, the Board approved that our \$50 estoppel charge be increased to \$250 in keeping with the norm.

Holiday Lights at Main Entrance

Everyone was asked to reach out to sources for lighting at our middle islands and monuments to arrange for holiday decorations. One quote we received was rejected due to the high cost. Various ideas were discussed that are being considered.

Adjournment

With no further business, the meeting was adjourned at 7:45 p.m.

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