

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
October 26, 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, Fred Jolowski (via phone)

Absent: Crystal Moyer

We were pleased to see a larger number of homeowners in the audience than usual.

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, October 22 and meeting notices were sent to all homeowners on October 20 along with credentials for connecting to ZOOM.

Disposal of Unapproved Minutes

Minutes from our September 28 meeting were reviewed; Josef moved to approve, seconded by Chris, unanimously approved. Minutes from our October 19 meeting were reviewed, Chris moved to approve, seconded by Josef, unanimously approved.

Amendment to Agenda – Treasurer's Report added and Covenants Committee Report Added below

Treasurer's Report

Josef reported our current checking account balance \$7,405.79 and our reserve account balance is \$11,719.77. We have a negative \$150 item in accounts receivable; our bookkeeper will be asked what this is for, resulting in total assets of \$18,975.56. Jim reviewed the statement covering Profit & Loss Budget vs. Actual from January 1 through October 25, 2022. Discussion ensued.

Beach Access Cleanup

Chris is organizing a clean up day for our beach access. Since November 5 did not work for volunteers, November 12 was selected – 8:30 a.m. Volunteers include Chris, Jim, Adam, Marianne, and perhaps a few more after checking their schedules.

Set Budget Committee Meeting

At our September 28 meeting, the budget committee was approved to include Jim, Adam, Josef and Kristy, our bookkeeper. They will meet on an upcoming Mon or Wedns early in the evening to formulate the 2023 budget to present to Board for review/approval at the December meeting. At this time, it was discussed to combine our November and December meetings into one in lieu of the holidays. It was decided that our next and last board meeting for 2022 would be Wednesday, December 14. Marianne will confirm this date with the Ambassadors' Center.

Update on Ownership Changes:

Marianne reported that we have 2 recent sales that have both closed and one home currently on the market.

Landscaping & Holiday Lights:

Chris reported that NSI, Inc. is providing our holiday lights this year as last year, same price of \$900. Lights were installed this past week and have coax lines which are more reliable. One GFI must be replaced.

Covenants' Committee:

Jim reported that the Committee has been very busy reviewing home alterations throughout YHM relative to roofs, driveway replacements, docks, new construction, etc. He reported that almost all homeowners have been very cooperative and appreciative of the Committee's assistance.

Unfinished Business**New Business**

With no further business, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Marianne Wiegand
Sec, YHM POA, Inc.
October 27, 2022