

**MINUTES – ANNUAL MEMBERS' MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
January 24, 2024**

DIRECTORS PRESENT:

Jim Moogan – President
Josef Chowaniec - Treasurer
Marianne Wiegand - Secretary
Janine Cicconi – Asst Secretary

EXCUSED:

Adam McPherson - VP
Chris Hall – 2nd VP
Crystal Moye – Ex-Officio

CALL TO ORDER

After attendees (approx. 25/30) enjoyed some refreshments, Jim called the meeting to order at 7:30 p.m.

ROLL CALL

Jim, Josef, Marianne & Janine were present, excused were Adam, Chris & Crystal.

PROOF OF MEETING NOTICE

Meeting notice signs were posted at both entrances to YHM on Saturday, January 20. Email notices were sent out with the Agenda on January 9, 17 and 23. Those 6 homeowners not on our email list were mailed the notices on January 12 along with the agenda.

DISPOSAL OF MINUTES OF JANUARY 25, 2023 ANNUAL MEMBERS' MEETING AND ORGANIZATIONAL MEETING MINUTES – both had been approved at the March 22, 2023 board meeting.

DISPOSAL OF BOARD MEETING MINUTES OF DECEMBER 13, 2023 – Josef moved to approve these minutes, seconded by Janine, unanimously approved.

DIRECTORS' REPORTS

Jim Moogan welcomed all to our annual meeting. He explained that this meeting is a membership meeting and one of the important goals is to seat a new Board of Directors. Because none of the new board vacancies are contested, neither our restrictive covenants, nor the Florida Statutes covering HOAs require an election in this case.

Our board has a one-year term, which begins and ends at the Annual Meeting. The 2023 Board term expires tonight, and the new 2024 Board's term begins tonight.

Four directors from the 2023 Board have pledged to continue serving on the 2024 Board,
Adam McPherson
Chris Hall
Josef Chowaniec
Crystal Moye

Two new directors have agreed to serve on the 2024 Board:
Andrea Jonethis
James Hill

One director vacancy remains and can be filled by the new board with a simple majority vote.

The new Board is now required to meet and hold an Organizational Meeting to fill officers' positions on the Board.

2 new board members for 2024 were introduced, Andrea Jonethis (present) and Jim Hill (not in attendance).

Paper copies of the financials as of December 31, 2023 were available for all attendees (attached). Josef, Treasurer, reported the following: checking account balance - \$11,838.67, Reserve Account \$15,843.57 for total asset of \$27,504.24 (-\$178 reflects 2024 annual assessment paid in advance by one homeowner)

Copies of the 2024 budget were available to all in attendance and Jim explained the budget process. The board is responsible for developing and approving the budget. A budget committee met in November and the 2024 budget was approved at the December 13th Board Meeting.

COMMITTEE REPORTS

Jim gave a brief update on the Covenants Committee activities and introduced John Scollan as a new member on the committee joining Jim, Jeffrey Bell, Crystal Moye and Joan Lumb.

UNFINISHED BUSINESS

Marianne and Jim reported their frustration with the City of Riviera Beach which has not responded in a timely fashion nor favorably toward YHM's request for stop signs submitted December 1, 2022. Although they have stepped down from the Board, they will pursue this matter along with members of the 2024 BOD to bring this matter to a favorable conclusion.

Jim reported on the continued efforts to resolve/finalize the YHM beach access and reported that although Palm Beach Isles has been working on this with us for the past few years and have shared expenses with us, their new BOD is renegeing. Efforts will continue to, hopefully, bring this to fruition.

NEW BUSINESS

Jim reported that 3 of the spotlights on the west island are beginning to fail (flickering and flashing) He recommended that the new board have an electrician install the four new fixtures and replaceable bulbs, which were purchased last year, anticipating the current lights failure.

OPEN DISCUSSION BY MEMBERSHIP

Members discussed various topics to be brought to the 2024 BOD, i.e., better lighting and new technology cameras at the entrance, frustration with dealing with FP&L, and the possibility of going back to having a block party as was done in the past and/or a picnic? If a picnic at Ocean Reef Park is planned, as in the past 2 years, when will it be held?

When matters pertaining to Code Enforcement were brought up homeowners were reminded that they can call Code Enforcement that is listed in the YHM phone directory.

ADJOURNMENT

Josef moved to adjourn; meeting adjourned at 8:45 p.m.

Respectfully submitted,
Marianne Wiegand
January 25, 2024