

**MINUTES – BOARD MEETING  
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.  
March 22, 2023**

**DIRECTORS PRESENT:**

Jim Moogan – President  
Josef Chowanec – Treasurer  
Adam McPherson – VP  
Chris Hall – 2<sup>nd</sup> VP  
Marianne Wiegand – Sec  
Janine Cicconi – Asst Sec

**EXCUSED:**

Crystal Moye – Ex-Officio

**CALL TO ORDER**

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

**CALLING OF ROLL**

Marianne called the roll. Those present were Jim, Josef, Adam, Chris, Marianne and Janine.

**PROOF OF MEETING NOTICE**

Meeting signs were put out on Sat March 18 at both entrances, email notices were sent on March 19 and 6 notices were mailed to those homeowners not on our email list on March 20.

**DISPOSAL OF MINUTES OF ANNUAL MEMBERS' MEETING AND ORGANIZATIONAL MEETING OF JANUARY 25, 2023 AND BOARD MEETING OF FEBRUARY 22.**

Since we did not have a quorum of the Board due to excused absences at our February meeting, all 3 previous meeting minutes were approved tonight: Adam moved to approve all 3, seconded by Josef, unanimously approved.

**DIRECTORS' REPORTS**

Treasurer's Report:

Josef reported \$23,437.36 in the checking account, \$11,720.25 in the reserve account, and accounts receivable of \$4,811.00 (unpaid assessments) for a total current asset amount of \$39,968.61.

Update on 2023 Phone Directories:

Marianne reported that over 100 directories were hand delivered and the remainder mailed to homeowners.

Update on Receivables from 2023:

Marianne reported that as of March 1, 42 homeowners had not paid their \$178.00 assessment. 2 reminder emails were sent out bringing the number down to 27. All 27 were called resulting in a remaining 15 homeowners still in arrears. Other receivables come from \$250 fees that are collected when we provide an estoppel letter when a property changes ownership.

Update on Picnic at the Park on April 15:

Marianne has sent out 2 reminder emails to save the date and will now send out a formal invite; volunteers were asked to help.

Discussion re: Security Cameras:

Jim reported that maintenance is required on our current cameras based on the most recent inspection by YSC. This subject will be covered by our Special Assessment/Capital Improvements Committee when they meet to see if steps should be taken to repair the current cameras or consider other options.

**COMMITTEE REPORTS:**

Covenants Committee - Jim reported that there were no approvals this month but reviewed some of the alterations that the Covenants Committee looks for, i.e., any additional structures like tiki huts, sheds, etc. that need to be within our setbacks, roof replacement, fences, swimming pools, etc.

Special Assessment/Capital Improvements – This committee will meet soon to discuss possible areas of improvement including cameras, revising our current governing documents, and report back to the Board.

Status of Traffic Study – Jim reported that months ago all the documentation required by the City was completed by YHM and submitted but to date, we have not gotten a response from the City. He has followed up with both emails and phone calls.

**UNFINISHED BUSINESS:**

None

**ADJOURNMENT**

Meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Marianne Wiegand, Secretary YHMPOA  
March 23, 2023