

MINUTES – BOARD OF DIRECTORS' MEETING

Date:	Wednesday, March 26, 2025	Time:	6:30 P.M.
Location:	RBCRA Clean & Safe Ambassadors' Center 1229 East Blue Heron Blvd. Singer Island, FL (Parking behind building)		

Board Members - 2025

President	Rochelle Lozano	Asst. Secretary	vacant
Vice President	Chris Hall	Ex-Officio	Fred Jolowski
2nd Vice President	Josef Chowanec	Ex-Officio	Crystal Moye
Treasurer	Josef Chowanec		
Secretary	Andrea Jonethis		

Call To Order	The meeting was called to order at 6:34 P.M.
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Roll Call	Presiding Members:	Rochelle Lozano, Josef Chowanec, Chris Hall, Andrea Jonethis
	Absent Members:	Fred Jolowski (Excused); Crystal Moye

Quorum (4 Min.)	YES	In addition to the board members, 8 residents attended the meeting.
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Proof of Meeting Notice	Meeting notice was posted to YHM website on March 22, 2025 Meeting notice signs were posted at both entrances to YHM on March 22, 2025 Email notices were sent out to the community on March 23, 2025 Paper notices were mailed or hand delivered on March 23, 2025
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Disposal of Minutes	A motion to approve the minutes from the February 26, 2025 BOD meeting was raised by Josef Chowanec, seconded by Roshelle Lozano, 4 yes, 0 no.
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Directors' Reports	President's Report: Nothing to report. Treasurer's Report: The financials were not available due to the accountant's vacation. It was noted by Marianne Wiegand that a deposit to PNC Bank went to an inactive account. The Bank wrote a letter indicating the error, and Josef Chowanec, Treasurer, will go to the bank and provide the correct account information for the deposit.
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Committee Reports	Covenants Committee: A zoom call is scheduled for April 2 between the attorney Michael Kassower of FWB and the Covenants Committee. Security Committee: No updates. Josef Chowanec will follow up with the accountant to determine if we are still paying the existing Security company. Communications Committee: Approximately 26 homeowners have not paid their dues as of March 26. The accountant sent homeowners a follow-up notice regarding the payment due and will provide an updated list. Social Committee: The annual neighborhood party was successfully attended by 28 homeowners. The event will be held again next year with more notice to homeowners.
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Unfinished Business	The electrical repairs to the front entrance GFCI was completed as quoted \$1,227.38 Beach easement of way is still a concern to residents. Chris Hall spoke with Marriott Resort's manager, Eric Carlson, regarding encroachment of YHM beach access. He reassured Chris that our concerns would be met with positive cooperation. Check signature cards are required by PNC bank to be updated with our current President, Rochell Lozano. A motion was made by Andrea Jonethis to add Rochell Lozano as a check signer to the account, seconded by Chris Hall, approved 4 Yes, 0 No.
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New Business	The Florida Annual Report for 2025 should be filed as soon as the accountant returns from vacation.
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Adjournment	The meeting was adjourned at 7:21 P.M.
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