

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
May 26, 2021

Call to Order

Jim called the meeting to order at 6:30 p.m.

Calling of the Roll

Present: Jim Moogan, Fred Jolowski, Marianne Wiegand, Michele Kenney & Crystal Moye

Excused: Tom Wharton & Josef Chowaniec

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Sunday, May 23, prior to meeting indicating time & place. Email notices were also sent on May 23 with accompanying Agenda.

Reading & Disposal of Unapproved Minutes

Fred moved to approve minutes from both February 24 and April 28 meetings (no meeting in March). Michele seconded motion, unanimously approved.

Officers' Reports

Pending Litigation – Jim reported that our insurance company law firm continues to represent YHM in the pending litigation (Williams, Leininger & Cosby). This firm continues to bill the insurance company directly at no cost to YHM. YHM is requesting reimbursement from our insurance company for legal fees incurred up to the point where their assigned attorney took over from Nat Nason. Documentation and complete timeline has been provided them at their request.

Treasurer's Report – In Josef's absence, Jim reported a total of \$18,273.67 in our checking and reserve accounts. All annual assessments for 2021 have been paid in full.

Committees' Reports

Covenants Committee – Michele gave a brief summary of some of the requests made to Committee, i.e., solar panels, and personal contacts made to some homeowners relative to roof maintenance, etc. She recommended that a clear protocol for getting approvals from Covenants Committee be established and provided all homeowners as well as a consistent protocol with the City Code Enforcement. This should be included in our next Newsletter. Also, the Riviera Beach CRA may be helpful in cases of properties whose owners cannot afford the maintenance needed.

Unfinished Business

Traffic Study – Jim & Fred reported that the Board is pursuing this matter with the City to address speeders, i.e., perhaps reducing our posted speed limit from 25 to 15, a few extra stop signs, etc.

Beach Access – Concerted effort will be given to secure a landscape architect to provide the final plan needed to install a poll & rope demarcation on our easement to the beach. This should be completed after November 1 when turtle season ends.

New Business

Holiday Lighting – Jim will contact North Star who did our entrance lighting last year to arrange for the same this year. By doing this well in advance of the holidays, the lights should go up in October, ready for lighting right after Thanksgiving. This will avoid the delay that occurred last year.

COASI Membership (Community Officers' Association of Singer Island) – Marianne reported that COASI graciously waived our dues fee for this year due to COVID. The various ZOOM educational meetings hosted by COASI on various subjects have provided valuable information for HOA's this past year and she encourages all board members to take advantage of these educational meetings. They do not have meetings throughout the summer.

Adjournment – Meeting was adjourned at 7:36 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
May 27, 2021