

**MINUTES OF BOARD MEETING  
YACHT HARBOR MANOR PROPERTY OWNERS ASSOCIATION, INC.  
December 9, 2020**

**MEMBERS PRESENT:**

Fred Jolowski – President  
Jim Moogan – Vice President  
Marianne Wiegand – Secretary  
Crystal Moye – Director

**MEMBERS ABSENT:**

Michele Kenney – Director  
Katie Moffitt - Director  
Josef Chowanec - Treasurer

**CALL TO ORDER:**

Fred Jolowski, President, called the meeting to order at the Ambassadors' Center at 6:35 p.m.

**PROOF OF MEETING NOTICE:**

Meeting signs were posted at both entrances to YHM on Saturday Dec 5, the Agenda was emailed to homeowners on Dec 7 and mailed to those 7 homeowners not on email.

**APPROVAL OF MEETING MINUTES November 4, 2020:**

Jim moved to approve the above minutes as written, seconded by Marianne, and unanimously approved.

**2021 Budget:** Fred reviewed the 2021 budget in comparison to that of 2020, noting the main increase is a result of increased legal fees. The increase of our annual assessment was approved at the November 4 meeting from \$135 to \$155. Jim moved to approve the 2021 budget, seconded by Crystal, unanimously approved.

**2021 Phone Directory Update:** Crystal reported she was unable to provide a quote to have directories printed. Marianne will work with Print Headquarters in PB Gardens who submitted a quote on Nov. 4 with a deadline of January 31 for completion and delivery to homeowners.

**Ratification of Brian Bennett's Invoice:** Jim moved to approve invoice of \$630, Marianne seconded, unanimously approved. This invoice covered the annual trimming of the 12 sable palms in the two middle islands at entrance in addition to the monthly service fee.

**Web Site Launch:** After discussion, it was decided to give Michele the go ahead to launch the new website which will replace our current site. Michele & Kristy will discuss payment process for the launch and domain name.

**Beach Access Update:** Jim continues to pursue obtaining a site plan for the access; he will discuss with President of Palm Beach Isles with whom we share this access.

**Covenants and Rules & Regulations Copies to Homeowners:** Marianne reported that after lengthy research to determine when our R&Rs were last amended, she told the Board that the 2007 BOD amended and approved them at their Nov 5, 2007 meeting. Minutes from their Dec 3, 2007 meeting show the Board moved to include a copy of the amended R&Rs with the 2008 annual meeting notice. Our Board agreed to provide homeowners with paper copies of these R&Rs along with our certified governing documents at the same time the 2021 directories are distributed. Most will be personally hand delivered to each homeowner to save on postage. Discussion continued relative to our annual meeting scheduled for January 27, 2021. Due to Covid the meeting will have to be virtual to comply with all City and Palm Beach County restrictions regarding large congregations for safety.

**Holiday Newsletter:** Newsletter will include a tribute to Bob Wilt and Lu & Elaine Hill who passed away this year.

**2021 Board Members:** In response to a letter from the Board of Directors dated November 15 requesting volunteers to sit on the Board, Tom Wharton said he would like to serve. Katie Moffitt will be stepping down. That completes our Board of 7 so no election will be necessary.

**Discussion of Ownership Page on Website:** Not discussed

**Covenants Committee Report:** Mike Stenbeck presented some of the challenges he and Michele are facing relative to communication with homeowners and he feels that the City, for the most part, is cooperating with them regarding permitting but perhaps not in all cases. They would like a more consistent protocol to follow with the new City Building Official who was hired by the City in September of this year. He asked for input/guidance in some matters from the BOD.

**Miscellaneous:** Kristy submitted a letter from Jon Gustafson voicing concern about the continued problem with speeders in YHM and requested that consideration be given to seeking 2 more stop signs at the corner of Morse & Ardmore (1 is already on Ardmore) to create a 3-way stop (or speed bumps throughout YHM). The Board agreed action is needed. Fred will contact Terrence Bailey with the City and request a traffic study be done in the hopes of addressing this problem. With no sidewalks this is a particularly important issue.

**ADJOURNMENT:**

Fred Jolowski adjourned the meeting at 8:00 p.m.

Respectfully Submitted,  
Marianne Wiegand, Secretary

December 10, 2020