

**MINUTES – BOARD OF DIRECTORS  
YACHT HARBOR MANOR PROPERTY OWNERS ASSOCIATION, INC.  
MONTHLY MEETING  
June 26, 2019**

**MEMBERS PRESENT:**

Fred Jolowski – President  
Nat Nason – Vice President  
Marianne Wiegand – Secretary  
Joe Chowanec – Treasurer  
Fred Dioguardi – Director  
Jim Moogan – Director

**CALL TO ORDER**

Fred Jolowski, President, called the meeting to order at 6:30 p.m.

**PROOF OF MEETING NOTICE**

Meeting notice signs were posted at both entrances to YHM on Saturday June 22 prior to meeting indicating location and time.

**APPROVAL OF MINUTES FROM May 22, 2019**

Minutes from May 22, 2019 were reviewed. Nat Nason moved to approve, seconded by Jim Moogan; minutes were unanimously approved.

**ROAD CONSTRUCTION PUNCH LIST**

It is not clear whether Giannetti Construction is completely finished but there are a few things to be brought to the City Engineer's attention yet to be done, one being the removal of all yellow floats in the intracoastal & lagoons used during construction. Marianne will contact Mr. Sanon, City Engineer. Jim reported that the road investment was \$9.5M or \$67K benefit per home. In the near future the Board will send a letter to the City and Giannetti in appreciation of the work done.

**SECURITY CAMERAS**

David Jonethis provided the Board with additional information that he secured relative to cameras (see attached). After reviewing proposals, he agreed with Fred J. that YSC Equipment & Services' proposal would be the best choice. After discussion, it was decided that after cameras are up & running, we will first retrieve data when needed at the site rather than utilizing a website using Xfinity to avoid additional cost, however, this will be reconsidered if needed in the future. The upgraded camera cost would be \$7,115.77 which includes a monthly service of \$59.99/month. Nat moved to purchase the cameras from YSC, seconded by Jim, and unanimously approved.

## **NEW STREET SIGNS**

As stated in minutes of May 22, Nat Nason revised the Agreement with the City, deleting the indemnification paragraph #4. The new Agreement was hand-delivered to the Interim City Manager's office on 13<sup>th</sup> Street on the morning of 6/24/19. Additionally, it was emailed to Ms. Botel, SI Council Person, and Terrence Bailey, Interim Director of Public Works. Fred J's phone calls have not been returned regarding this matter. This is a high priority for the Board – everything is being done to get this resolved.

## **BRIAN BENNETT'S INVOICE DATED 5/31/19**

In keeping with Board policy, since this bill was over \$500 (\$644.25) it required Board approval. Nat moved to approve the invoice, Fred D. seconded, unanimously approved.

## **MORTGAGE FORECLOSURE**

Nat has responded to this matter which, for now, will just be monitored until further information arises.

## **SOLAR PANELS**

Referencing minutes of 5/22/19, owners complied with submitting their plans for Architectural Review to Ed Sheahan. Our documents do not restrict panels but he asked that they be placed on the back roof of the house for cosmetic purposes.

## **ARCHITECTURAL STANDARDS**

Fred J. invited Ed Sheahan to give his assessment of our documents which he said do not give much in specifics relative to construction materials, design, cosmetics, driveways, etc. This could be remedied by amending said documents. We currently do not have an Architectural Committee or a Covenants Committee.

## **DIRECTORS' REPORTS**

Josef gave the following Treasurer's Report:

Checking Acct Balance	\$ 23,784.12
Reserve Acct Balance	<u>17,709.45</u>
Total Treasury Balance	\$ 41,493.57

Below is the breakdown of annual assessments owed:

2 homes owe for 2017, 2018 & 2019

4 homes owe for 2018 & 2019

27 homes owe for 2019

Marianne has taken over reserving the Ambassador's facility for future meetings. She suggested that during the summer months when turnout is low, we use one of the conference rooms instead of the large community room which will bring down cost. The facility is not available in August so consideration will be given to eliminating a meeting at that time.

## **ADJOURNMENT**

Having no further business, the meeting was adjourned around 7:45 p.m.

Respectfully submitted,  
Marianne Wiegand, Secretary YHMPOA

June 26, 2019