

**MINUTES - BOARD OF DIRECTORS  
YACHT HARBOR MANOR HOME OWNERS ASSOCIATION  
MONTHLY MEETING  
12 December 2018**

**MEMBERS PRESENT:**

Fred Jolowski - President  
Nat Nason - Vice President  
Fred Dioguardi - Landscaping  
Joe Chowanec - Secretary

**CALL TO ORDER**

**PROOF OF MEETING NOTICE**

Entrance to YHM from Ocean Blvd had yard sign, "Monthly Homeowners Assn. Meeting" clearly posted on Saturday prior to Weds Meeting, with location, time & date.

**REPORTS OF OFFICERS / FLOOR INPUT**

**NEW BUSINESS:**

*[This 12 Dec mtg covered the Nov and Dec mtgs. The Board had voted to hold just one meeting to compensate for the Holidays.]*

Fred Jolowski, President called meeting to order at 6:30PM.

The main entry flowers look great; thank you very much Marianne!

The front entrance camera security system is pending further evaluation as there is a partial power outage. After Giannetti Construction restores power to the Island we can get a comprehensive evaluation.

Motion made to pay storage unit bill till the end of Jan 2019. **MOTION APPROVED.**

Motion made to pay Flicker Electric for main entry lighting \$879.38. **MOTION APPROVED.**

Kristy Higgins is the new bookkeeper; congratulations Kristy!

Motion made to pay bookkeeper \$35 per hour for association matters. **MOTION APPROVED.**

Breda will be running the neighborhood welcome wagon.

The easement to the beach sidewalk access is 8.5 ft. Survey by NexGen Surveyors is still pending. The Association intends to mark our joint beach access as a way to minimize future disputes with the Marriott and Vista.

Discussed printing new directories; max cost of \$500.

Convents committee, Fred DioGuardi, will review minor Architectural plans for approval; The Architectural Engr. will review all other building plans for compliance, at a flat fee paid directly from homeowner to Architect.

Discussed holding annual street party in April.

COASI board committee elections for Jim and Marianne are Feb 27; ballots no later than Jan 7.

Fred Dioguardi will call and email home owners with **2 years in arrears of** open association fees.

Construction Committee Update. Jim Moogan Chair provided us an update on the street construction, going well with a last dig for a new waste line from Mid Singer to Ardmore Drive. To be commenced after Christmas.

The association has \$32,028.56 in the checking account and reserves.

The Board will review the 2019 proposed budget at the Jan 23 meeting.

## **ADJOURNMENT**

Having no further business, the Board was adjourned around 7:45PM.

Josef Chowaniec  
Secretary