

MINUTES - BOARD OF DIRECTORS
YACHT HARBOR MANOR HOME OWNERS ASSOCIATION
ANNUAL MEETING
28 FEBRUARY 2018

OUTGOING MEMBERS PRESENT:

Chris Zetwick - President
John Miller - Vice President
Mary Jane Maurice - Secretary
Nat Nason - Director
Fred Dioguardi - Director

INCOMING MEMBERS:

Fred. Jolowski - President
Nat Nason - Vice President
Harry Honan - Treasurer
Fred. Dioguardi - Landscaping
Gunther Murr - Covenants
Joe Chowanec - Secretary*

CALL TO ORDER

Chris Zetwick, outgoing President, called the meeting to order at/about 6:30 pm., read the 2018 Board of Directors election results, called the new Officers to the dais for seating. The new Board assumed positional authority as outlined above.

PROOF OF MEETING NOTICE

REPORTS OF OFFICERS

Vice President (VP), Nat Nason, reported the Yacht Harbor Manor (YHM) Covenants & Restrictions (C&R) had not been lawfully approved by a previous Board, and must now be "revitalized". The Association is currently operating without valid Covenants and thus enforcement of bylaws is in suspense. The VP made a motion for the Committee to initiate process to "revitalize" the 1986 C & R. His motion was seconded and the Board approved, 5-0, a mail-out of ballots. Harry Honan, Treasurer, took this initiative for action and set a deadline of 28 March to send out letters to all homeowners.

President, Fred. Jolowski, asked for an audit of Associations funds. Treasurer, Harry Honan, offered an audit unnecessarily costly and, once given access to the account, the Treasurer should be able to get a clear picture of finances. Chris Zetwick volunteered to accompany Harry Honan to PNC Bank to complete the turnover. The prior Treasurer, Misty Jakimtschuk, had resigned prior to the seating of the new Board, so a Treasurer-to-Treasurer turnover, including Quick Books, could not be completed.

NEW BUSINESS

The Treasurer, upon a suggestion from Wes Nichols on the floor, will send out new membership dues. The floor made mention, normally the dues invoice were sent out with the Notice of Annual Meeting in November. But that did not happen this past year. The Treasurer will have

* not in attendance

to send out a dues notice under separate cover once the Association's Quick Book files are located.

Gunther Murr, asked for a floor vote to hold. or skip, the annual Block Party. After debate, a majority of the floor voted in favor, and the Board voted to approve \$2,500 for costs. A floor member made mention the scheduled road construction may interfere with the location. Floor input suggested an alternate location had been used in the past. The Board approved 14 April as the primary date, with 21 April as a backup.

A suggestion from the floor to include single family homes, not in the plat for YHM and on the plat with Sugar Sands, be included in the 2018 Directory. Floor input said this had been done in the past. Fred. Dioguardi will add the addresses and coordinate publication.

Jim Moogan and Mary Ann Wiegand will form up an *Infrastructure Construction Sub-Committee* and provide the Board with regular updates on the projects' progress and act as a 'go-between' the City and YHM.

Mary Ann Wiegand offered to coordinate a no-charge educational curriculum via COASI for new officers and directors to meet requirements of Florida Statue 720-3033(1)(a).

ADJOURNMENT

Having no further business, the Board was adjourned at/about 8pm.

Fred. Jolowski

(Acting) Secretary

* not in attendance