

**MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS ASSOCIATION, INC.
November 4, 2020**

MEMBERS PRESENT:

Fred Jolowski – President
Jim Moogan – Vice President
Marianne Wiegand - Secretary
Josef Chowaniec – Treasurer
Katie Moffitt – Director
Michele Kenney - Director

MEMBERS ABSENT:

Crystal Moye – Director

CALL TO ORDER:

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

PROOF OF MEETING NOTICE:

Meeting signs were posted at both entrances to YHM on Saturday, Oct. 31, and the Agenda emailed to homeowners on Nov. 3. This meeting was originally scheduled for Oct 28 but had to be postponed one week due to double booking of the conference room at Ambassadors' Center.

APPROVAL OF MEETING MINUTES September 23, 2020:

Josef moved to approve the above minutes as written, seconded by Michele and unanimously approved.

2021 Budget: Fred Jolowski reported on the attached proposed budget for 2021 which includes an annual assessment increase to \$155. This was mostly due to our increased legal fees. After discussion, Josef moved to approve increase, seconded by Michele and unanimously approved. Fred will contact our insurance company to discuss the current litigation and their possible assistance.

2021 Phone Directory Update: In Crystal's absence, Marianne reviewed the requirements for content of our directory. Marianne reached out to 2 local printers asking for quotes on printing – has received one quote and is waiting for a second. These quotes will then be compared to quote obtained by Crystal before selecting a printer. Michele is also working with an application to create the directory herself. This gives us multiple options.

Website Launch: Josef moved to launch the new website created by Michele, Jim seconded, unanimously approved. This launch will replace the current website, using the same web address (www.yhmpoa.com).

Beach Access Update: Jim reported that all surveys are complete but he is still working at securing the plan details to move forward. A pole and rope demarcation will then be installed and the cost will be split between Yacht Harbor Manor and Palm Beach Isles who share the access with us. Also being considered is a small bench at the location of the access.

Landscaping: Marianne reported that this week the 12 Cabbage palms will be trimmed which is done annually.

Holiday Decorations at Entrance: After Thanksgiving Marianne will see that decorations on monuments are hung. Additionally, a quote of \$900 was obtained from NSI, Inc. from West Palm Beach. Katie moved to approve this expenditure, seconded by Josef and unanimously approved. NSI will wrap commercial grade LED mini-lights around the 12 Sabal palm trunks. Jim will contact NSI to make arrangements and research the possibility of replacing the current plastic box outlet covers (if needed) with something larger to eliminate problem with GFIs being tripped due to moisture which has been a problem in the past.

2021 Board Members: Marianne will email (and mail out to the 7 not on email) a letter asking if any homeowners are interested in serving on the Board of Directors as well as serving on the Covenants Committee.

Miscellaneous: It was also decided to provide hard copies of our governing Covenants and our Rules and Regulations in one packet and distribute to all homeowners.

ADJOURNMENT:

Fred Jolowski adjourned the meeting at 7:45 p.m.

Respectfully Submitted,
Marianne Wiegand, Secretary

November 5, 2020