



## Newsletter

### August 2023

Friends, hopefully this letter finds you well and dealing with our summer heat. Fortunately we've had a good amount of accompanying rain to cool things down and keep things green.

Just a reminder, your Board meets almost every 4<sup>th</sup> Wednesday of each month at the Ambassadors' Center here on the Island. We welcome all homeowners to attend these meetings whenever possible. It's a great opportunity to meet the Board members and share ideas. We always provide homeowners with the meeting agendas in advance and post the meeting signs the weekend before at each entrance.

**Board Vacancies** – Our Board President, Jim Moogan, announced at the June meeting that he will leave the Board at the end of this year. Jim has served six years on the Board (2015, 2019 thru 2023) with the last three years as President. He also serves as a member of the Covenants Committee and will continue in that role.

Additionally, Marianne Wiegand will be stepping down from the Board at the end of this year. Marianne has served as Secretary for the past 5 years beginning in 2019. She has offered to continue maintaining the homeowner information data as well as the annual neighborhood phone directory if agreeable with the Board.

A new Board will be installed at our Annual Meeting at the end of January. **Volunteers are needed to serve on the Board and other committees to help manage our unique community and enforce the covenants and rules that help preserve the beauty and cohesion of our properties.** Whether you are a new or long-term resident, please consider joining your neighbors in this worthwhile and rewarding endeavor. Contact Jim at 914-584-4664 or any Board member listed in our phone directory to discuss your possible interest.

**DID YOU KNOW.....?** When you purchased your property in Yacht Harbor Manor your acceptance of your deed of conveyance acknowledged that your property is subject to certain Protective Covenants and Restrictions. These Covenants include your mandatory membership in the Yacht Harbor Manor Property Owners' Association, Inc. The Association is a Florida not-for-profit corporation responsible for the management of Yacht Harbor Manor in keeping with the terms and conditions as set forth in the Declaration of Covenants and Restrictions.

These covenants include the use of property as a single-family residence and other rules and restrictions. The documents also direct the activities of the Board and annual assessments. A major aspect of the Covenants requires that plans and specifications for all buildings, structures, docks and any additions or alterations must be submitted to the Covenants Committee before the work is started.

The full text of these documents can be found on the Association website [www.yhmppoa.com](http://www.yhmppoa.com).

The Covenants Committee consisting of Jim Moogan, Jeff Bell, Crystal Moye and Joan Lumb has been very busy this past year reviewing the many upgrades to YHM homes. They have reviewed plans for new roofs, fences, exterior restorations, new windows, repaved driveways and much more.

The Committee has developed a nice working relationship with homeowners in assisting them with their home improvements. This Committee is working closely with the City of Riviera Beach to assure compliance with not only our governing documents but the City's requirements as well. The brief, one-page form for submitting any work to be done on your homes to this Committee can be found on our website [www.yhmpoa.com](http://www.yhmpoa.com) under "Documents", "Request for Alterations". The successful working relationship between this Committee and the homeowners has resulted in the many improvements you can see throughout YHM.

..... **Help Wanted**.....

**Beach Access** – The residents of Yacht Harbor Manor and Palm Beach Isles share an eight and one-half foot deeded access path to the beach located between the Marriott Singer Island Resort and Vista Blue. The path begins at North Ocean Drive (A1A) and ends on the beach. Palm Beach Isles owns 5 feet of width and Yacht Harbor Manor owns 3.5 feet, and we manage the access together.

With the construction of Vista Blue, our path, which had meandered onto their property before their construction, has been limited to our 8.5 feet. Now our path crosses into the Marriott property. We have completed surveys of the property and are developing a plan to go directly over the dune with a post and rail delineated 6 foot width path. We will also add dune plantings.

The next step is to have a site plan developed by a licensed professional for submission to the State Department of Environmental Protection. **We would like your help in identifying a licensed engineer, landscape architect or other professional who could assist us (paid or volunteer) in this phase of the development. We are also looking for Beach Access volunteers to get involved as this goes forward. Call Jim at 914-584-4664 if you are interested in helping or know of a professional we should contact.**

**Telephone Directories** - In early February we will be providing the new 2024 YHM telephone directories. Please let Marianne Wiegand know if you would like anything changed in your current listing. Just a reminder, the YHM telephone directory includes useful phone numbers other than our residents, i.e., various departments in the City of Riviera Beach, The Good Companies for Trash, Recyclables & Yard Debris, our mailing address, etc. For the benefit of those of you who live on the canal and may have canal related issues, we will include the Riviera Beach Marine Unit which can be reached using the same Police (non-emergency) number. This number came in handy when a small, derelict boat floated into the canal recently and got lodged under a dock at the turn basin. The Marine Unit came out and hauled it away.

In addition to any changes needed in the phone directory, please let Marianne know if you have any other changes that should be made in our records, i.e., address changes of secondary properties, email address changes, etc. Your help in keeping our records current is very much appreciated.

We were happy to resume our annual neighborhood get-together by hosting "Picnic at the Park" the past 2 years. This tradition was interrupted by our street work in 2019/20 and then Covid but this is all history now and we look forward to getting everyone together again this spring. We welcome any suggestions you may have for continuing the picnic or trying something new.....we'll be happy to entertain any ideas you may have.

Your 2023 Board of Directors  
Jim Moogan, Josef Chowaniec, Adam McPherson, Chris Hall  
Marianne Wiegand, Crystal Moye & Janine Cicconi