

MINUTES – BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS’ ASSOCIATION, INC.
September 27, 2023

DIRECTORS PRESENT:

Jim Moogan – President
Josef Chowaniec - Treasurer

Marianne Wiegand – Sec
Adam McPherson – VP

Chris Hall – 2nd VP
Crystal Moye – Ex-Officio

EXCUSED: Janine Cicconi – Asst. Secretary

CALL TO ORDER

Jim called the meeting to order at 6:32 p.m.

CALLING OF ROLL

Marianne called the roll. Those present were Jim, Josef, Marianne, Chris, Adam & Crystal – Janine was excused.

PROOF OF MEETING NOTICE

Meeting signs were posted on Saturday 9/23/23 at both YHM entrances with Agenda attached and notice of the meeting with Agenda was emailed to all homeowners on Tuesday, 9/19/23.

DISPOSAL OF MINUTES OF AUGUST 23, 2023

Josef moved to approve the minutes of 8/23/23, seconded by Adam, unanimously approved.

DIRECTORS’ REPORTS

Treasurer’s Report: Josef reported \$17,603.93 in the checking account and \$15,843.05 in the reserve account for a total of \$33,446.98 less \$178 accounts receivable (one annual assessment paid in advance for 2024). Our total assets are \$33,268.98 (financials attached)

Landscaping: Marianne reported that old flowers have been pulled in preparation of new ones for holidays.

Recent Home Sales: Marianne reported that 4 homes have changed hands in the past few months and all new owners have been given, or will be given, a complete packet of YHM information.

Unfinished Business: In order to accommodate Josef who had to leave meeting early, we addressed this part of the agenda early – Consideration of Dock Plan submitted for approval by Websters in accordance with a Mediation Settlement Agreement dated 10/19/22.

Jim Moogan reviewed the history of this issue and presented comparative plans for the dock in 2019, which was denied by the covenants committee in 2019, and a current set of plans which comply with the Riviera Beach code for residential docks. He also presented the terms of the October 2022 Mediation settlement, adopted by this board, which provides that the board would approve the plan if it complies with the code, and on approval, the Websters would dismiss the ongoing lawsuit.

Homeowner, Denise Eton, was given the floor to express her concerns to the Board before the approval of this dock plan. Approximately 45 minutes was given to discussing her concerns.

Adam moved to approve the dock plans, seconded by Marianne, and unanimously approved. Marianne took a poll resulting as follows: Jim – yes, Chrystal – yes, Adam – yes, Chris – yes, Marianne – yes. Josef had to leave before the vote was taken.

Returning to the regular order of the agenda:

Holiday Lights at Main Entrance: The quote from NSI of \$1600 was discussed (this company provided the lighting the past 2 years). This quote is \$700 more than last year and over our \$1200 budgeted amount. Discussion ensued – Adam moved to accept NSI, seconded by Chris & unanimously approved; Marianne will contact them.

Formation of 2024 Budget Committee: Jim, Josef and our bookkeeper serve on this committee and Crystal will also serve. They will meet in October or November and report back to the Board.

2024 Board of Directors: James Hill and Andrea Jonethis are considering serving and all those board members present will remain with the exception of Marianne & Jim. As is done every year, a letter will go out to all homeowners in November asking for volunteers. This request was also made in our August Newsletter.

COMMITTEE REPORTS

Covenants Committee: Committee reviewed & had changes made to new construction plans on Powell Drive.

Special Assessment/Capital Improvements: Marianne will contact Chris Cicconi and Mike Eden who have offered to serve on this committee which has yet to get started. Adam will ask Keith Modelski if he is interested as well.

New Business – None**Adjournment**

The meeting was adjourned @ 8:10 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
9/27/23