

**NEWSLETTER**  
**July 2022**  
**Yacht Harbor Manor POA, Inc.**



*Friends, we hope this Newsletter finds you all well and enjoying the summer. It has been a very busy year for not only your Board of Directors but also those in our community who have stepped forward to help.*

**YHM 2022 Phone Directory:**

*Everyone has been provided with an updated phone directory as we do each year. To make it even more helpful to you, we included the YHM mailing address, contact information for our Covenants Committee, and helpful Riviera Beach government phone numbers, i.e., Building & Inspections, Code Enforcement, etc. Please let Marianne Wiegand know ASAP if you would like a change made to your current listing or if your email and/or mailing address(s) have changed to help her keep our records up-to-date ([wiegandmar2544@gmail.com](mailto:wiegandmar2544@gmail.com)).*

**Updates on the Board of Directors:**

*Since our Annual Meeting we have had a few changes to the Board. Michele Kenney has stepped down from the Board; she and her husband, Jonathan, have moved to the west coast of Florida. We can't thank Michele enough for all the help she provided us, not only as a Board member, but as Chair of the Covenants' Committee and creator of our website. She has worked tirelessly on all fronts, and we wish her much happiness in her new home. At our 2022 Annual Meeting, six directors were appointed to our seven-member board. With Michele's departure we were left with two vacancies.*

*Since our by-laws permit sitting directors to appoint new members to fill vacancies between annual meetings, two new directors were appointed at the April board meeting to fill the two vacancies.*

***We are delighted to welcome Adam McPherson and Chris Hall as directors. Adam, Allison and their young family moved to Powell Drive a little over a year ago and had expressed an interest in serving the community. Chris, Christina, and their young family moved to Morse Blvd in 2019. He and his wife, Christina, developed and administered our traffic study this year and have been active at our board meetings and other events. Both new board members have newborns at home!! Please join us in thanking them for offering to step-up to the challenge.***

**Website:** *We encourage you to review all the information on our website [yhmppoa.com](http://yhmppoa.com). Our website includes our governing documents, meeting minutes, past newsletters, rules and regulations, rental information, and much more. In February 2021 all homeowners were provided with their 2021 YHM phone directory along with paper copies of the documents above. This same packet has been given to all new homeowners since then and your Board will continue to provide this valuable information to future new residents.*

***A big thank you to Morse Blvd resident, Jonathan Malone, who has agreed to serve as our new webmaster!***

### **Middle Islands Electric Service:**

The new road construction project completed in 2019 fixed our outdated infrastructure. However, the project created a few new problems, including damage to the underground electrical service on our entrance islands. After months of tracing and digging, we finally uncovered multiple underground junction boxes and damaged buried conduit. All the repairs were completed so that the lighting and the irrigation controllers are now working properly. Many thanks to past-president Fred Jolowski, current president Jim Moogan, Dave Jonethis, Bob and Marianne Wiegand and Fred Dietz. Kudos to Salvatore at LUCAS Landscaping Solutions, Inc. (561-502-8584) for diagnosing the problem and installing the underground conduits and irrigation boxes to protect the underground junctions. Over time, we plan to continue to upgrade our old electrical in this location to a more modern, low voltage system.

### **Entrance Signs Improvement:**

Once the electrical problems were solved at our entrance island, we turned our attention to improving our main entrance. The large entrance signs were completely refurbished; stucco repaired, cracks sealed, and surfaces power washed, primed and painted. Thanks to Rosemary Scollan for assisting in picking the new color palette! After soliciting three competitive bids from painting contractors, the Board approved Gustafson Industries, Inc. to perform the work. Many thanks to Mike Gustafson (561-732-0656) and his paint crew for a job well done! This sign work was followed up by new plantings in front of the monuments. As always, thanks to our secretary, Marianne Wiegand, for all she does to keep our common area looking fabulous!

### **Repair/Replacement of Damaged Sign at Ardmore & Singer:**

In spite of supply chain delays and other challenges, the street sign on Ardmore Way and Singer Drive is almost back in service. With help from various board members and neighbors, especially Casey Koehler, the repairs are nearing completion for less than 50% of the sign company estimate. Now if only the driver who hit it would come forward and take responsibility....

**Covenants Committee:** Our Covenants Committee continues to actively work to assist homeowners in the enhancement of their properties while helping them to comply with the Restrictive Covenants and Rules and Regulations that keep our community beautiful and safe! They have been addressing issues, such as, the needed maintenance of roofs and fencing, deteriorating driveways, and overgrown landscaping. They strive to monitor renovations, as well as, new construction, and dock and pier work, just to name a few. However, they are not always notified or aware of property owners' intent so it is helpful to the Committee that everyone feels free to contact a committee member if you believe construction of any kind within YHM is non-compliant with our Covenants as well as Riviera Beach City Code.

The current Covenants Committee consists of Jim Moogan, Jeffery Bell, Crystal Moye and Joan Lumb. Joan, a longtime resident of YHM and past president of the Association, has agreed to help with the administrative tasks of the committee.

Our Protective Covenants and Rules and Regulations state that **“No building or structures, including docks, piers, pilings and sea walls, or any addition or alterations of any kind or description shall be commenced, erected or maintained upon any portion of the subdivision without first submitting complete plans and specifications thereof to the Association’s Covenants Committee.”**

Questions, suggestions or submittals can be sent to: [yhmpoacovenants@gmail.com](mailto:yhmpoacovenants@gmail.com)

Thank You!

**Annual Assessment:** Your annual assessment notice of \$155 was sent out at the end of January. Your Board of Directors consists of all volunteers. Each year we have approximately 20-25 homeowners who delay their payments, some until September or October. As a courtesy to us, PLEASE submit your payment no later than March 1 each year to eliminate additional reminders, phone calls, emails, certified letters, etc. Look for your assessment notice in your email around that time so you don't miss it.

**Speeders:** In an effort to address the speeding on our streets, your Board sent out via Survey Monkey a survey asking for your input regarding this matter. Chris & Christina Hall have compiled the results of that survey. We are currently complying with a few more steps required by the City's protocol before they will do a traffic study of their own. In the interim, the City placed a sign at our front islands indicating the speed you are traveling. It's a somewhat long process but we feel worth the time and effort. We will keep you updated on this process but for now, **PLEASE slow down and comply with our 25 mph speed limit.**

**Yard Debris & Bulk Trash:** Since yard debris is picked up on Wednesday ONLY, we ask that this be put out no sooner than Tuesday afternoon so piles are not out by the curb several days in a row. This reminder has gone out in the past but we're not having much success. We realize that some landscape services come out on various days. If that's the case, please ask them to take the debris with them. Some homeowners thoughtfully pile their yard debris in the side yards and then put it out on Tuesday afternoon or Wednesday morning. This also applies to bulk trash pickup which is also done on Wednesday ONLY. PLEASE make sure that cardboard & other recycle items are not mixed with yard debris. **IMPORTANT: Don't throw any yard debris in the canal. Also, cut off coconuts from palms that hang over the streets. Please share these requests with your yard maintenance crews.** Thanks in advance for your cooperation!

On two occasions homeowners have thrown paint cans in the trash with loose lids. The paint then dripped out of the back of the trucks and went all through our new streets. We called Waste Management and they came out to clean it up. To help prevent this from occurring you can take paint to one of the recycling centers. Waste Management also suggests that you set paint cans by the side of your house for a week, allowing the paint to harden, then put it in a plastic bag before throwing into the trash. This may help to eliminate this problem in the future.

**Waste Management:** Your Board has reached out to Waste Management on a few occasions when their trucks have come through and dripped large amounts of oil on our new streets. They have responded immediately and sent a crew out to do a clean up. They also said they'd follow up with their vehicle maintenance in an effort to prevent the oil leaks in the first place. If you experience a similar problem, you can call them at 561-547-4000 (their number is listed in our 2022 phone directory). In the meantime, throwing kitty litter on wet oil will absorb it, or a mixture of dawn soap & water may also clean it up. A little straight bleach also helps.

**YHM/Palm Beach Isles Beach Access:**

YHM residents, Jim Moogan and Stu Cunningham, continue to work on preparing a permit to improve our beach access and have recently updated the survey elevations for the property. Chris Hall also assisted with the field work. Next steps include developing a new site plan and submitting a permit application to the Florida Department of Environmental Protection for approval! Stay tuned for updates!

**IN MEMORIAM**

Our long time resident and friend, Cheryl Bennett, passed away this past March. Cheryl was an active volunteer for Yacht Harbor Manor and Singer Island Civic Association and was also a member of the Beaver RV Club. She met the love of her life, Alan Bennett, while working together at Solitron on Singer Island. Cheryl later became an excellent and adoring homemaker, caring for her family. She had a wonderful, active life, always helping and caring for others and enjoyed cross-country road trips with her family. She loved spending her mornings walking on the beach and picking up sea glass.

YHM Board of Directors,  
Jim, Fred, Marianne, Josef, Crystal, Adam & Chris