

MINUTES OF BOARD MEETING
YACHT HARBOR MANOR PROPERTY OWNERS' ASSOCIATION, INC.
March 23, 2022

Call to Order

Jim called the meeting to order at 6:35 p.m.

Calling of the Roll

Present: Jim Moogan,, Marianne Wiegand, Josef Chowaniec & Michele Kenney

Not in attendance – Fred Jolowski & Crystal Moye

Proof of Meeting Notice

Meeting notice signs were posted at both entrances to YHM on Saturday, March 19, indicating time & place. Email notices were sent to homeowners on Sunday, March 20 with accompanying Agenda.

Reading & Disposal of Unapproved Minutes

Minutes from our Annual Meeting of January 26, 2022, could not be approved (Josef arrived late) due to a lack of a quorum. There was no February meeting.

Officers' Reports

Treasurer's Report:

Financial reports were not reviewed in any depth due to treasurer's absence. Also, after a cursory review, it was decided to secure another copy from our bookkeeper.

Lighting on Middle Islands

Jim reported that plans are underway to upgrade the lighting system in the islands to low voltage and make changes that will allow continuous power to the west island that currently does not exist. Consideration is also being given to moving the control box for the irrigation system, which needs continuous power, to the east island. This project is ongoing.

Entrance Monuments & Landscaping

Monuments need some maintenance and fresh painting after which new landscaping will be done with both permanent shrubs and flowers.

Beach Access

Jim is working with homeowner, Stu Cunningham, to move this project along. Delays have been incurred due to government requirements since it involves the dune. A site plan is required before submitting to the powers that be before a pole & rope demarcation can be installed.

Replacement of Damaged Street Sign

Jim reported that we are currently waiting for a quote from Kauff's to replace part of the street sign at the corner of Singer & Ardmore that was run down by someone in the neighborhood earlier this year. This should be accomplished in the near future.

Traffic Survey

Chris & Christina Hall will take over this project by compiling the survey results obtained earlier this year to submit to the Board. The results will also include survey feedback obtained from homeowners on the south side of Lower Singer (part of Sugar Sands) which was required by the City.

2 Open Positions on Board

On January 2 Tom Wharton resigned from the Board due to scheduling conflicts leaving a position open. Also, Michele Kenney, who has been a very active board member and Chair to the Covenants Committee, has sold her house and is moving to the west coast of Florida. Many kudos were given to Michele for the excellent job she has done with our website and all her hard work on the Covenants Committee. She will be sorely missed but we wish her well. We were unable to get any volunteers from the attendees at the meeting and discussed ways of reaching out for more homeowners for assistance. We need a Nominating Committee to assist the Board in this endeavor.

Status of 2022 Assessment Collection

Marianne reported that after the March 1 deadline for payments, approximately 50 homeowners still owed. Reminder emails were sent out as well as phone calls, texts, etc. We are now down to 16 homeowners; these people will be contacted in different ways until all payments are made.

Reimbursement from Insurance Company for Legal Costs

Nothing to report – still pending.

Committees' Reports

Covenants Committee: Michele reported that more has to be done to address properties that are not in compliance with our governing documents. Since she will be stepping down from the Committee due to her move, more help will be needed on this Committee. She stated that particular attention needs to be given to projects on the canal. Earlier this year Michele & Jim met with Julie Botel who represents the Island on the Council, Jonathan Evans, the City Manager, and other city officials involved in permitting. The main purpose of the meeting was to establish a better working protocol between YHM & the City for permitting.

Traffic Study:

In Fred's absence, Chris Hall offered to assist in this project by compiling the results of the survey for submission to the Board. Jim explained that the survey's purpose was to get feedback from the homeowners relative to speeders before moving forward with the City.

Unfinished Business None

New Business None

Adjournment

With no further business, Michele moved to adjourn, seconded by Josef, meeting adjourned at 8:00 p.m.

Respectfully submitted,
Marianne Wiegand, Sec, YHM POA, Inc.
March 23, 2022