

December 2024 Newsletter



Friends, as the holidays approach, we want to wish all of you best wishes, good health and a joyful holiday season. As we look ahead to 2025 it looks like the weather is calming and we are leaving the extreme humidity behind us moving into another enjoyable winter season on the Island.

As a courtesy to our new 2024 homeowners, we are covering some issues that were included in previous newsletters in an effort to keep everyone informed of what is happening in Yacht Harbor Manor.

*Please mark your calendars for the **Annual Members' Meeting** to be held on **Thursday, January 23 at 6:00 p.m.** Light refreshments will be served at this Members' meeting to be held at the Ambassadors' Center here on the Island. We hope we have our usual good turnout for "your" Annual Members' Meeting. Agendas will be sent out to you prior to January 23.*

Your Board of Directors has been busy working on your behalf.....

Front Entrance: *4 uplights in the west island have been replaced to match those in the east island. The older lights required a full fixture replacement when they failed but the new LED lights require just a simple bulb replacement which will have a much longer life! Colored bulbs can also be used to add a little more color for different seasons and occasions.*

Security Cameras: *The Board received input from the Security Committee on requisite thresholds for solicitation of security camera bids. At the October meeting the Board rejected a Committee proposal for 'live feed' monitoring for the front and rear entrances. The Board also rejected a request for a study of 'best fit' for infrared license plate readers (LPRs). Standard production LPRs have only perimeter LEDs with insufficient wattage to penetrate past brake / tail lights at night. The Committee found anecdotal evidence that suggests more robust wattage will capture license plates. The Committee will converse with Palm Beach Isles (PBI) to the immediate north of YHM to confirm sufficient video fidelity of their new entrance cameras. We'll keep you informed as we move forward.*

YHM Telephone Directory: *In February you will all be provided with a 2025 telephone directory. If you would like to make any change in your 2024 listing, please contact Marianne Wiegand at wiegandmar2544@gmail.com before January 15, 2025. Our directory not only consists of neighbors' phone numbers but also helpful department numbers in the City of Riviera Beach and the Goode Companies who provide trash, recycling and yard debris pickup. If you would like something else listed in the directory (not email addresses), please contact Marianne.*

Traffic Calming Study: In an effort to address speeders in our community, the previous Board complied with all the requirements by the City of Riviera Beach to have a Traffic Calming Study done for YHM. We submitted 2 applications on **December 1, 2022**. This was done to address those driving faster than our 25 mph speed limit as well as asking for additional STOP signs at Morse & Ardmore and at Powell & Singer. YHM completed all the requirements requested by the City, including a survey of all the residents, and contacted the City numerous times asking for their response. The City finally responded on **November 11, 2024**, denying our request for additional STOP signs, stating that their research did not justify additional STOP signs at these locations.

Pedestrian Crossings on North Ocean Blvd: We have been in touch with Glen Spiritis, our City Councilperson representing Singer Island. He has been working closely with County/State officials to have more pedestrian crossings installed on North Ocean Drive as well as lighting on the signs to draw attention to these crossings. Success is being made in this effort so, hopefully, we will be seeing these improvements soon to make drivers stop and allow pedestrians to cross. As many of you "walkers" know, this is not currently the case.

Ecology

Please help preserve our ecology of native species by keeping domestic pets indoors - especially at night. Domestic cats are the greatest threat to native animals, like baby birds. We need our native animal population to help control invasive species. For those who do NOT know, we have an abundance of rats on the Island. They are everywhere at night.



Fortunately our "red rat snakes" (aka "corn snakes") are voracious predators of rats. They find rats by tasting, with their tongues, the trail of rats back to the den. Once inside they consume entire litters of rats. They also dine on small iguanas. Sadly, our population of these harmless animals is being decimated by feral cats. Remember: A cat outdoors IS feral. Kindly help by keeping your pet indoors at night.

Help Wanted

2025 Board and Committee Members: As a follow-up to our letter dated November 7, 2024, sent to everyone, we welcome any homeowners who wish to serve on the 2025 Board of Directors or any committee that services YHM. We are currently focused on amending our current Declaration of Protective Covenants and Restrictions to assure that we are compliant with all new Florida State requirements. This committee will work closely with an attorney who specializes in HOA governing documents. If you are interested in either serving on the Board of Directors, the governing documents committee or any other YHM project, please contact any Board member listed in our phone directory.

For the benefit of new homeowners..... 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. We encourage all homeowners to read these documents to become familiar with their content.

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. Copies can also be found on our website yhmpoa.com

Many thanks to our current Covenants Committee that consists of Jim Moogan, John Scollan, Crystal Moye, Jeff Bell and Joan Lumb. They have done a wonderful job at keeping up with all the new construction, renovations and dock work. Kudos to them all and many thanks!

.....**a few reminders**

- **PLEASE** limit your speed to 20 MPH, just below our posted 25 mph limit and remind your guests, renters and contractors to **PLEASE** slow down! This is a particular problem on Morse Blvd. Since we have no sidewalks, we all walk and bike in the streets. This is for everyone's safety.
- Trash is picked up on both Wednesday & Saturday, recyclables & bulk trash are picked up on Wednesdays ONLY. **PLEASE** keep your piles of yard debris separate from recyclables (break down boxes) and a safe distance from mailboxes. Items and yard debris should not be placed at the curbs until at least Tuesday so these piles are not sitting there for several days.
- We were fortunate to have our concrete streets put in during 2019/2020 along with all new drainage pipes that have eliminated flooding in our streets as experienced in past years. That said, concrete shows everything.....**PLEASE** be mindful of oil stains being left behind by your vehicles, your guests, and your contractors. Throwing a little kitty litter on wet oil puddles will help absorb the oil and bleach will help remove other stains. A sheet of cardboard placed under a vehicle that is leaking oil will also eliminate this problem, especially with contractor trucks.
- As every year, annual assessment notices will go out soon after our Annual meeting in January and will be due on March 1. **PLEASE** pay your assessment by March 1. Every year we have approximately 25 homeowners who delay paying the assessment for months.
- We welcome all homeowners to join us at our Board meetings and encourage your input and suggestions.

Best Wishes!

Your 2024 Board of Directors

Fred, Chris, Barbara, Josef, Andrea, Crystal and Chelle