



HARBOR EAST POA

BOARD MEETING MINUTES

DATE: March 12, 2024

LOCATION: Via Webex

TIME: 4:00 pm

BOARD MEMBERS PRESENT: TERRI ROBINSON, CHACE PEELER,
KEITH LAU, SAM SMITH, BILL
TUCKER, MICHELE MURTHA

STAFF MEMBERS PRESENT: JACOB THEW, KENT O'NEAL, AMANDA
HELMS

TERRI CALLED THE MEETING TO ORDER AT 4:01 PM

APPROVAL OF February 6, 2024 Minutes:

Keith made a motion to approve the minutes and Sam seconded the motion. The motion passed unanimously.

PRESIDENT'S REPORT: TERRI ROBINSON

MHR Boundary Agreement:

Terri reported that there is not an update at this time.

VICE PRESIDENT'S REPORT: CHACE PEELER

Insurance Broker Interviews:

Chace reported that CrossPointe Risk Manager, Jim Moorhead had done some inspections around the property. Chace also reported that Mike Deatherage from Shelter Insurance had reached out to the office, and would like to provide a quote for insurance. BHC released the policies, so MiddleOak can renew through CrossPointe.

TREASURER'S REPORT: KEITH LAU

Keith asked for a motion to add Amanda and Terri to the bank accounts, Bennett and Elise removed from the accounts. Sam seconded the motion.

Keith reviewed the YTD budget, with an ending balance of \$ 5964.00 over budget. The budget will be reviewed and changes will be made to input the information into an Excel spreadsheet this year.

Keith would like to meet with Jacob to review the 2025 budget.

PROPERTY AND GROUNDS REPORT: BILL TUCKER, JACOB THEW

Replacement Door Update:

Jacob reported that he has completed all the doors, except two, 37A and 37B on Peninsula. MHR will have their construction crew purchase and install the doors.

Sewer Dechlorinator Update:

Jacob reported that the part he needs is on back-order. He plans to the repairs done the second week of April.

Walkway Replacement and Pickleball Access Update:

Jacob reported that the 22 building on North Crescent will have a long term tenant until May 1st. He proposed starting the walkway renovation, if it could be completed by the Memorial Day Holiday, if not the project will not be completed until after Labor Day.

Pauley Painting has completed the painting at 4 North Crescent.

The owner at 72A Peninsula has reported some damage to his sheetrock, Jacob will follow-up with an engineer.

Jacob will complete a sketch of the Pickleball court access for the next board meeting.

Grounds Report:

Kent reported that the crew has started putting down pine bark mulch. They will complete the mulching this week. Kent reported that the leaves were under control. The crew is now preparing for the mowing season.

OFFICE MANAGER REPORT:

AMANDA HELMS

Delinquencies:

Amanda reported that there are 5 Unit Owners who are delinquent in their dues and assessments, one of whom had recently made a large payment. That account is no longer delinquent. Amanda will draft emails for the other delinquent accounts. The 2 accounts that are severely delinquent, Amanda will follow-up with paperwork to file a lien on the property.

Amanda presented 5 betterment requests. There were 2 requests from 64B Peninsula for interior painting and new flooring.

There was a request from 18D Fairview for removing popcorn ceiling.

Sam made a motion to approve these requests. Keith seconded the motion.

A request was made for 308C Vista, to have two trees removed for better view of the lake. The board denied this request, as the trees pose no danger to the structures. The POA promotes a natural environment.

The final request was for extending a walkway at 23E Pine Cove. This request is still under consideration.

Other:

Terri suggested in preparation for the Eclipse, possibly changing trash pickup days. Due to large crowds expected in Montgomery County, it might not be possible to pickup trash on Monday April 8th.

Sam made a motion to adjourn and Bill seconded the motion. The motion passed unanimously.

The Board adjourned at 5:01 pm.

Board Member

Date

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