



HARBOR EAST POA

ANNUAL MEETING MINUTES

DATE: August 15, 2026

LOCATION: East Cove Conference Building

TIME: 9:00 am

BOARD MEMBERS PRESENT: SAM SMITH, BILL TUCKER,
MICHELLE MURTHA, KEITH LAU

APPRENTICES PRESENT: JOE KELL, BILL PRESCOTT

STAFF MEMBERS PRESENT: JACOB THEW, AMANDA HELMS

CALL TO ORDER AND WELCOME:

Sam called the meeting to order at 9:02 a.m. and thanked the membership for their support and attendance at the Annual Meeting. Sam explained that Terri was absent due to work obligations.

INTRODUCTIONS:

Sam introduced himself and invited the Board of Directors and staff to introduce themselves.

PRESIDENT'S REPORT:

Sam read Terri's report on her behalf. Her report highlighted recent accomplishments aimed at maintaining and improving the community.

One accomplishment for the POA office was the transition and upgrade of the accounting system to QuickBooks. The Board made meaningful improvements related to the cost of the insurance.

TREASURER'S REPORT:

Keith reported the financials for HEPOA are currently total assets of \$710,323.65.

A separate account is maintained for HEPOA LLC, which operates the sewer treatment plant. The current assets of the LLC were not available at the of the report.

PROPERTY AND GROUNDS REPORT:

Jacob reported on the following property improvements:

- Painting was completed at buildings 24,31,33 and 39 Bluebird Lane.

- Back decks on 298 and 302 Vista Drive have been completed
- Work began at the Phase I Pool renovation
- Significant challenges with the sewer plant have been identified and are being addressed.
- Multiple dead and downed trees removed across the property

Jacob also shared plans for upcoming fall projects, including:

- Replacing the back decks at 308 Vista Drive
- Painting Pine Cove buildings 21 and 23
- Replacing the front stairs and walkways at South Crescent.

Jacob reported that his crew is currently performing seasonal tasks such as mowing, weed eating, and trash pickup. This fall, they will begin trimming crepe myrtles that are too close to buildings.

Bill commended the Property and Grounds crew for their excellent work and encouraged unit owners to submit work orders and betterment requests for any needed repairs or desired improvements.

OFFICE MANAGER REPORT:

Amanda shared the office's hours of operation and reminded unit owners that all forms are available both in the office and online. Payments are now being processed at the POA office.

Amanda recognized and thanked all donors who contributed to this year's Annual meeting.

Michelle reiterated that any owners who rent their units must notify the POA office and pay the required annual rental fee. She explained that owners should have the renter guidelines and information sheet posted in their rental unit.

The yellow card must be displayed in the renter's vehicle while in Harbor East. Both the renter guidelines and yellow car cards are available in the POA office.

ELECTION OF BOARD MEMBERS:

Director Position 3, currently held by Terri Robinson, expires in 2026. Director Position 1, currently held by Sam Smith, also expires in 2026. Both positions are up for election.

Due to the lack of a quorum, the Board will conduct the election internally.

OTHER BUSINESS:

Bill Barnes gave a presentation on FireWise on behalf of the Joplin Volunteer Fire Department.

The meeting adjourned at 9:50 a.m