



HARBOR EAST POA BOARD MEETING MINUTES

DATE: September 8th, 2026

LOCATION: Via Webex

TIME: 4:00 pm

BOARD MEMBERS' PRESENT: BILL TUCKER, MICHELLE MURTHA AND JOE KELL

APPRENTICE PRESENT: BILL PRESCOTT

STAFF MEMBERS PRESENT: AMANDA HELMS and JACOB THEW
BILL T. CALLED THE MEETING TO ORDER AT 4:06pm

The August 4th and August 15th Annual Meeting minutes were approved through email vote and posted to the POA website.

PRESIDENT'S REPORT:

BILL TUCKER

The meeting opened with discussion of Webex. The Board uses Webex to have monthly meetings. The program will cost the POA \$144 per year. Michelle motioned to pay for the subscription to Webex, Joe seconded the motion. It passed unanimously. Amanda will purchase the subscription before the October Board Meeting.

Bill had a meeting with the former HEPOA Board President, Terri Robinson. The meeting was to discuss and make plans for a transition of duties.

Bill has implemented a new process of approving Board minutes. The minutes will be sent via email to all members of the Board prior to the meeting. Once the minutes are approved, the minutes are posted to the POA website.

The last order of business Bill discussed was Starlink, many unit owners are moving to this service. According to page 13 of the Handbook, a Betterment request will need to be presented to the Board for approval. Once approved, the equipment will need to be placed on the chimney by a licensed contractor. Section 6.10 of the Master Deed states no alterations to common elements without prior written Board consent. (Betterment Request). Joe motioned to have a licensed contractor install the equipment, Michelle seconded. It passed unanimously.

Amanda will look for contractors.

VICE PRESIDENT'S REPORT:**SAM SMITH**

Sam was unable to attend the September Board meeting.

TREASURERS REPORT:**KEITH LAU**

Keith was unable to attend. The financials were emailed to each board member prior to the meeting.

With Bill becoming the President, the POA will need to remove the former President and add Bill to the bank accounts owned by HEPOA.

Michelle motioned to remove Terri Robinson, former President and add Bill Tucker, the new Board President. Joe seconded the motion. It passed unanimously. The motion also included adding Amanda to the Southern Bancorp accounts, as a view only status to obtain monthly statements.

SECRETARY'S REPORT**MICHELLE MURHTA**

Michelle presented a report on Harbor East Estates. She has been reviewing the monthly dues paid by the owners in Harbor East Estates. Michelle will get more information for next month's meeting.

PROPERTY AND GROUNDS REPORT:**JACOB THEW**

Jacob reported the grounds are very dry right now. There is a burn ban for Montgomery County. The crew has been blowing some leaves.

Jacob will soon be scheduling contractors to start the front decks at 12 South Crescent and the back decks at 308 Vista.

The pool renovation is going well. The contractor is currently chipping the old plaster that is around the pool, to expose the old plumbing. The next step will be to put new plumbing in.

Jacob also let the Board know that he will be testing for his Class III Operator's License. This license is required to operate the sewer system for the POA.

OFFICE MANAGER REPORT:**AMANDA HELMS****Delinquencies:**

Amanda reported 6 delinquencies. She will prepare letters this week.

Other Business:

Joe asked about having generators for the condos. Bill is currently researching and will get more information. Joe would like to do a meeting at the POA office to discuss the generators at length.

Michelle motioned to adjourn the meeting, Joe seconded.

The Board adjourned at 5:10 p.m.