

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 5/4/25 @ 4:30 pm

Location: Spring Lake Pavilion

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Bob White, Vice President

Absent:

Call to Order: The meeting was called to order by Ron at 4:34pm.

Approve minutes of 4/06/2025: Bob made a motion to accept the minutes with the revised items as suggested. Suzanne 2nd the motion and all approved.

April 2025 Financials:

- **Budget vs Actual:**

- Suzanne produced a spreadsheet report and sent it out by email prior to the Board Meeting. Suzanne listed the month of April in this report. April's income was listed as \$2,868.72 with the year to date as \$76,394.39. April's expenses were \$5,350.83 with year-to-date expenses at \$16,341.83. Suzanne went through the various line items. Suzanne will move the January, February and March Pool House Cleaning supplies expense down to Pool Routine Maintenance. Things look good going forward. There are 6 properties that have not paid for so far. See the properties below.
- Bank account information December:

Coastal States – Ending balance \$35,279.20.
First Internet Bank - Ending balance \$64,092.43

- **Other Business:**

- **Properties that have not paid assessment:** The following are outstanding:

40 Crooked Pond Dr.
54 Crooked Pond Dr.
33 Edgewood Dr.
2 Fisherman's Bend
4 Stillwater Ct.
7 Stillwater Ct.
- **Property Owner - Situation:** A property owner called Suzanne to mention that he lost his job in the fall and will be putting his home up for sale. The Board is not able to forgive or delay any payments for the assessment invoice.
- **Quicken Software:** Suzanne will purchase the software and work with Bob to transfer over the data. The approximate cost is \$50.00.
- **Web site review:** Bob will start his review since tax season is over. Ron suggested that the photo of the Tennis/Pickleball courts be taken from above the fence to give a better perspective of the area.

- **Toilet replacement:** – Kelly & Sons Plumbing provided a cost of \$1200.00 to replace both toilets. This quote was provided to all Board members by email and everyone voted to move forward on the replacement. The toilets were replaced.
- **Pool returns water line issue:** Since the pool has not lost water to degree previously this will be table for future review.
- **Project – 2025 – Pool Deck resurface and various repairs:** This project is on hold until the fall due to the uncertainty of a leak reoccurring. Jim will discuss it with Clearwater Pools to see if they can complete the deck around October 15th or so.
- **2025 proposed meeting schedule:** Jim provided an updated copy for review. Ron will not be at the June 8th meeting, but Bob will run the meeting. All were in favor of the schedule at this point.
- **Open Discussion:**
 1. Ron updated the Board on the need to clean the courts and his discussion with the contractor that installed the surface. Ron will see if he can find a soft wash cleaning group.

Next Meeting:

- Sunday – June 8, 2025 – 4PM at Dolphin Head

Meeting Adjourned: Suzanne made the motion to end the meeting and Jim 2nd the motion. All were in favor. The meeting was adjourned at about 5:30pm.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA