

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 8/3/25 @ 4:00 pm **Location:** Dolphin Head

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Bob White, Vice President

Karen Deal, Director

Others:

Beth and Larry Bournias

Barbara Schroeder

Absent:

None

Call to Order: The meeting was called to order by Ron at 3:58pm.

Approve minutes of 7/13/2025: Bob made a motion to accept the minutes. Suzanne 2nd the motion and all approved.

Add new Board Member: Bob White has requested that Karen Deal fill the vacancy of a Board Member. Suzanne 2nd the motion and all agreed to add Karen as a Board Member.

July 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 July in this report. July's income was listed as \$288.75 with the year to date as \$79,652.24. July's expenses were \$2,232.58 with year-to-date expenses at \$24,474.93. Suzanne went through the various line items. Things still look good going forward.
 - Bank account information July:
 - Coastal States – Ending balance \$29,853.12.
 - First Internet Bank - Ending balance \$64,643.26

Suzanne discussed working on the budget for 2026. She asked everyone to think about items that need to be considered and provide to her a scope and budget for them.

• Other Business:

- **Quicken Software:** Suzanne purchased the software and set it up. Bob reviewed what was required to have a backup system with cloud storage for the new software. It will cost \$25.00 annually. Bob motioned to purchase this backup and Suzanne 2nd the motion. All were in favor.
- **Web site review:** Bob continues working on the Web Site. Jim added the 2024 Financial review to the 2024 file and to the 2025 file under the financial tab.
- **Project – 2025 – Pool Deck resurface and various repairs:** Jim discussed with Clearwater Pools to complete the deck after October 31st. They plan to start the week right after the 31st of October. Jim will ask Clearwater to invoice for the 50% deposit

dated October 1, 2025. Jim believes they need it about 3 weeks before the project starts. The area inside the pool will be closed during this construction work for safety concerns.

- **Possible Landscape re-do of the pool area:** Ron received a quote to remove the juniper plants from the pool fenced in area. The quote was for \$450.00. Jim was concerned about how the soil would be stabilized after the removal. Jim was also concerned about if they were going to remove all root systems. Ron would set up a meeting with this person to review exactly what would be completed for this quote.
- **Draft work scope for bidding landscape services:** Jim sent out an updated draft of a bid form to the Board members. He added a weekly/bi-weekly, monthly or seasonal time frame on the form. It was discussed to remove the present Landscaper and obtain a new group possibly for September 1, 2025.
- **Review of RFQ's with Landscape Services:** Ron received 2 bids for the services. Members would meet with the potential group once Ron has set up a meeting. It will be reviewed.
- **Hours of operation pool/Tennis/Pickleball:** It was again decided that the hours would be from 7:45am until ½ hour before sunset.
- **Discuss cleaning of the Tennis/Pickleball courts:** Ron received a couple names from Karen to see what they could do with cleaning the courts. Karen provided Ron 2 names: Gentle Wash and Sunco will be contacted by Ron.
- **2025 proposed meeting schedule:** Jim provided an updated copy for review. All looks good at this point. Update will be added to the web site.
- **Open Discussion:**
 1. Discussed the FOB replacement cost. All is set at \$50.00 for a replacement. Each homeowner should pass along their FOBs when they sell their home. All FOBs requested going forward are considered replacement FOBs.
 2. The water fountain seems to be working at this time, and we will see how it goes moving forward. This has been an intermittent problem. No need to replace it at this point.
 3. Jim proposed new small tables be purchased for the pool deck since a couple of tables are not fixable anymore. He provided a sample version through Amazon. Jim motioned to purchase 6 tables and Suzanne 2nd the motion with all in favor. Bob. will take care of ordering them and receiving them.
 4. A discussion took place about the letter that was placed in a number of mailboxes on Edgewood and Stillwater Lane/Court. It had to do with the Novant Health, Abode Development and CCDC affordable work force Housing project which borders the Crooked Pond area. Ron will set up a meeting with Peter – POA to discuss. Suzanne will send out the letter to all Crooked Pond Members for their comments.

Next Meeting:

- Sunday – September 7, 2025 – 4PM at Spring Lake

Meeting Adjourned: Jim made the motion to end the meeting and Suzanne 2nd the motion. All were in favor. The meeting was adjourned at about 5:21pm.

Respectively submitted,

James B. Slavetskaskas

Secretary, CPPA