

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 9/7/25 @ 4:00 pm

Location: Spring Lake Pavilion

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Bob White, Vice President

Karen Deal, Director

Absent:

None

Call to Order: The meeting was called to order by Ron at 3:57pm.

Approve minutes of 8/3/2025: Bob made a motion to accept the minutes. Suzanne 2nd the motion and all approved.

August 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 August in this report. August's income was listed as \$238.93 with the year to date as \$79,891.17. August's expenses were \$2,461.68 with year-to-date expenses at \$26,936.61. Suzanne went through the various line items. Things still look good going forward.
- Bank account information August:

Coastal States – Ending balance \$27,443.70.

First Internet Bank - Ending balance \$64,829.93

- **Other Business:**

- **Quicken Software:** Update next month.
- **Web site review:** Update next month.
- **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. The area inside the pool will be closed during this construction work for safety concerns. The Board decided to close the area for the month of November to give the contractor the necessary time to complete the project. We need to have the landscaper trim the junipers back 8-12 inches from the deck. Umbrellas, chairs, small tables will be placed in the bathrooms for storage during construction. The contractor will move the concrete tables and benches.
- **Interior shell of the pool:** Clearwater will review the interior plaster of the pool and the black algae situation. Jim will get with them to give us their evaluation and possible budget for completing this type of work.
- **Possible Landscape re-do of the pool area:** Move to the October meeting.
- **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:** Bob will get with Ruppert for an additional design price and landscaping price.

- **Discuss cleaning of the Tennis/Pickleball courts:** Ron will get with the vendors to review.
- **Security Camera replacement:** The courts need a new camera. Suzanne negotiated a good deal with Custom Security, and it will be replaced.
- **Draft Budget for 2026:** Suzanne passed out a draft budget for 2026. All are to review and give Suzanne input on costs and projects for 2026. Possible tree removal, tree trimming in the pool area, landscaping re-do, pool shell plaster investigation, acid clean the pool walls, landscape maintenance contract with better defined scope of work.
- **Reserve analysis:** take out the security upgrades.
- **2026 proposed meeting schedule:** Jim provided an updated copy for review. All looks good at this point. We will hold the Annual meeting at Spring Lake Pavilion.
- **Open Discussion:**

1. Suzanne discussed the use of Zelle for the possible payment of the assessment.

Next Meeting:

- Sunday – October 5, 2025 – 4PM at Dolphin Head

Meeting Adjourned: Ron made the motion to end the meeting and Suzanne 2nd the motion. All were in favor. The meeting was adjourned at about 5:23pm.

Respectively submitted,

James B. Slavetskaskas

Secretary, CPPA