

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Wednesday, 9/24/25 @ 7:00 pm **Location:** Suzanne;s House

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Karen Deal, Director

Absent:

Bob White – notified Board that he could not make this last minute scheduled meeting.

Call to Order: The meeting was called to order by Ron at 7:06pm.

Review the need for the meeting:

Ron started the meeting off that there are a few pressing items that need to be dealt with concerning the pool condition and the landscaping.

Review pool issues and needs:

Jim reviewed the spreadsheet that he put together on the pool issues/condition. The deck and various repairs will take place after the pool is closed after October 31st. This work is under contract. It has come to our attention that black algae have stained the walls of the pool and will need to be removed. This acid wash will also provide additional life for the plaster walls up to 3 additional years. In checking the walls, the sand in the filters was also inspected. It was found to have a green tint to it which means the sand should be changed. The acid wash of the walls and bottom is \$4,200.00 and the sand replacement is \$3,400.00. Both could be done while the deck is to be resurfaced. Suzanne made a motion to complete both projects with Clearwater Pool Services. It was 2nd by Karen, and all agreed.

Jim also obtained a cost estimate to re-plaster the walls and to replace the upper tiles for use in the reserve analysis for future potential work. To re-plaster the walls and bottom of the pool is estimated to cost \$38,800.00 and to replace the upper tiles is estimated to cost \$7,900.00. The last time this work was completed was January 2016. These costs were put into the reserve analysis.

Review Landscaping proposals for design and maintenance

Jim reviewed the spreadsheet that he put together on the landscape re-do. It had 4 contractors bidding on the work. One contractor only bid on the maintenance portion of the work.

To get the ARB approval and a building permit we need a design completed for submission to the ARB. After the design is approved the demolition of the existing landscape could take place and the new landscape work can happen in the spring of 2026 prior to the pool opening.

In review of the proposals for design, Charter Vista was chosen to complete the design for \$850.00. This price includes 2 revisions. This price will be refunded if Charter Vista is chosen as the landscape group to install the new plants. They also had a proposal to complete the demolition of the existing landscape of a base cost of \$4,320.00 with an add of \$900.00 for a pallet of sod, if required to patch the existing grass and an additional charge for pine straw of \$300.00 to stabilize the soil until the new plantings are completed.

Suzanne made a motion to accept Charter Vista to do the design and the demolition work. Karen 2nd the motion and all were in favor.

The maintenance portion of the proposals was tabled until the October 5th Board meeting.

Tree Trimming Needs:

Trees need to be trimmed within the pool area and around the tennis/pickleball courts. Karen said that she would call on 3 tree trimming groups to provide cost estimates for doing this trimming. She will provide Infor for our October 5th Board meeting.

Cleaning of the Tennis/pickleball courts:

Tabled until the October 5th Board meeting.

Interaction of the above on Draft 2026 Budget Financials:

Suzanne will add these items into the budget and produce another draft of the 2026 Budget.

Next Meeting:

- Sunday – October 5, 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 8:04pm.

Respectively submitted,

James B. Slavetskaskas

Secretary, CPPA