

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 1/9/22 @ 3:00 pm **Location:** Spring Lake Pavilion

Attendees:

Cindy Taylor, Treasurer

Jim Slavetskias, Secretary

Jay Owen, Board Member

Ron Zmuda, Vice President

Call to Order: The meeting was called to order by Cindy at 3:15pm.

December Meeting Minutes: Ron made a motion to accept the minutes of 12/5/2021. Jay seconded the motion and all approved.

December 2021 Financials:

- **Budget:**
 - Cindy produced two financial reports. One showed December's budget vs. actual along with total Calendar Year and another displayed all months for comparison. Cindy reported that **December 2021 income** was under budget by \$241.94. December's expenses were over budget by \$8,493.51. **Year-to-date 2021 income** was over budget by \$217.59, expenses were \$2,780.41 under budget and net income was over budget by \$2,562.82.
 - The First Internet Bank account is at \$23,301.68 and the Coastal States Bank is at \$2,272.90 for a total of \$25,574.58. Reserve Fund are \$19,598.22 and the Operating Fund is \$5,976.36 for a total of \$25,574.58.
- **Status of Assessment Collection:** There are 3 properties still outstanding. The attorney has the information, and he has the lien process underway. The 2022 assessment invoice will show the previous outstanding balance with fees and note that they have been turned over to the attorney.
- **Pool & Tennis/Pickleball Courts:**
 - **Landscape:** No update. Jerry's landscaping has been notified to trim the palms near the pool building. No response yet from Jerry's Landscape.
 - **Irrigation/water System:** Jim checked to be sure the system is off. Will review towards springtime.
 - **Security System/fob/camera:** Cindy reported that nothing is new with the system. No complaints that we know of at this point.
 - **Pickleball update:** Ron said that we might want to look at cleaning the courts. A member approached Ron relative to adding another pickleball court. This will be tabled until the new Board members are present to review the situation.
 - **Gate Closure:** Jay motioned to install the gate closure by GRAYBAR Fence Company for \$945.00 based on their proposal. Ron 2nd and all were in favor. Jay thought that it would also be a good idea to have the grass removed from the gate swing and install some pavers in the area.

Other Business:

a.) **HH Cleaning Invoice Dispute:** Cindy connected with them and sent off a summary of the September, October, November, and December invoices and what was paid and what was not paid based on our security system not showing anyone from their group entering the swimming pool area or the tennis area. She summarized it in an email on January 6, 2022. She had a check for \$680.00 delivered to them as final payment. We understand that they will not be cleaning our facilities going forward. Jim will send a clarifying email that they are not going to be cleaning our facilities in 2022. Jim will review the bids that were received previously and connect with them to see if they are interested in providing up to date pricing for the Board's review. We would be looking to have them do a spring cleaning of the tables, chairs and lounge chairs prior to the pool opening. They will also clean twice per week from May 1st through August 31st. From April 1 to May 1st 1 day per week and then starting September 1 only 1 time per week.

b.) Pool Building Issues:

Replacement of Pool Pumps (VFD): Jim reported that the pumps have been installed and operating on a 12-hour day at this point since the pool is closed for swimming.

Water Cooler replacement and electrical receptacle relocation: Jim reported that Oceanside Electric relocated the receptacle to install the new wall mounted water cooler. Butler Plumbing relocated the water supply line and installed the water cooler. They adjusted the flow of water. Jim will install new caulk around the water cooler once the weather turns warmer.

Pool Fill valve replacement: Jim reported that Rich from Jenny's Pools Plus replaced the valve.

Pool Building Painting Quotes: Jim has researched for painters and reached out to 4 painters. Jim has received 2 quotes back and will be meeting a 3rd contractor on Tuesday the 11th at 1:30pm to complete a site visit. Jim will summarize the bids and present to the Board for further action. All bidders did not see a problem at this point getting the pool building painted before April 1, 2022.

c.) **Pool Inspection Report:** Rich from Jenny's Pools Plus will replace the tile.

d.) **2022 Draft Budget:** No suggested changes to the approved budget.

e.) **Mailing of invoices for 2022 assessment: Need date for annual meeting.** It was proposed that Feb. 26th is priority, Feb. 27th is 2nd, Feb. 12th is 3rd and Feb. 19th is last. Jim will check with the scheduling office and let people know.

f.) **Signage:** Tabled until new Board Members are at the meetings.

g.) **Web site update for 2022:** Cindy will complete.

H.) Nominating Committee Applications: Jim will request the new applicants, Doug Coffelt, Sheri Linscott and Suzanne McClure to come to the Feb. 6th Board meeting.

- **Annual meeting draft agenda:** Jim provided a draft and Members to review.
- **Notice of the Annual Meeting:** Cindy will send out the notice along with the invoice.
- **2022 Board Meeting Schedule:** Jim will update and send out once the annual meeting date is confirmed.

Meeting Adjourned: Ron made the motion to end the meeting and Jay 2nd it. All were in favor. The meeting was adjourned at 4:30pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 2/6/22 @ 4pm at the Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA