

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Tuesday, 10/17/23 @ 6:30 pm **Location:** Ron's House

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Sheri Linscott, Board Member

Call to Order: The meeting was called to order by Ron at 6:28pm.

9/17/2023 Meeting Minutes: Suzanne made a motion to accept the minutes. Sheri 2nd the motion and all approved.

September 2023 Financials:

- **Budget vs Actual:**
 - Suzanne produced a report and sent it out by email prior to the Board Meeting. The total income for the month of September was \$557.87 with year-to-date income at \$75,272.15. The September expenses were \$2,346.20 and the year-to-date expenses were \$51,310.16. The line-item Pool Gate monthly lease and line item iCloud monthly were switched. Suzanne will fix and re-send the financials for posting to the web site.
 - Bank account information:
 - Coastal States - \$25,536.80
 - First Internet Bank - \$20,026.50
 - Accounts Receivable:
 - Current - \$170.00
 - Old - \$0.00
- **Status of Assessment Collection:** 1 property still needs to pay 2023 dues.
- **2021 & 2022 delinquent properties:** 1 lien filed on April 25, 2023. This lien needs to be filed again towards the end of 2032. This will remain in the minutes as a reminder.
 - 2 Fishermans Bend Court
- **2023 Delinquent Properties:**
 - 2 outstanding properties:
 - 1.) 2 Fishermans Bend Court (lien was filed April 25, 2023) – paid \$500.00 toward the balance due. Applied to the 2021 & 2022 outstanding dues. Requested to pay over 4 months. The remaining balance is a little over \$1,000.00. The final amount will depend on what interest and penalties will be added. The full amount must be paid before the lien is released. We must tickler file this for 10 years out (end of 2032) to renew the lien prior to 10 years expiration date. No additional payment was made. Suzanne will send a reminder.
 - 2.) 56 Crooked Pond - Paid all dues except about \$70. 00 for interest and penalties. Suzanne will follow up.

- **Other Business:**

- **Pickleball noise complaint:** We reviewed the email and discussed the existing POA noise ordinance time constraints. This will be reviewed, and further discussion is needed.
- **Security System/fob/camera status:** Nothing new to report on cameras but Ron suggested that a new squeegee needs to be ordered.
- **Update Web site and Wix editor:** with the new courts being re-surfaced it was suggested that a new photo be taken and update the web site. Sheri will work with Doug to see how they could update the Home Page.
- **PDF of audits for 2020/2021/2022:** Suzanne will produce the PDF files and Jim will post to the web site.
- **Quicken:** Suzanne will convert by January 1, 2024.
- **Modified Covenants/By-Laws Draft:** Suzanne and Ron will meet with the attorney on the drafts. Suzanne will obtain 2 dates to choose from.
- **Continuing Process & review of 2024 budget:** Need to add the maintenance of the new courts to the budget. A soft wash should be done twice a year. Estimated at \$1,500 - \$2,000. Jim will see if he could get an estimate to resurface the pool deck.
- **Reserve Analysis discussion/Projects 2024 & 2025:** Possible wait for the parking lot resurface to 2025.
- **Insurance/Appraisal:** Ron to discuss with Jay.
- **2024 proposed meeting schedule:** Meeting schedule is fine at this point. Jim sent out the latest copy to the Board..

Next Meeting:

- We will meet on November 12th at Spring Lake Pavilion.

Meeting Adjourned: Suzanne made the motion to end the meeting and Sheri 2nd the motion. All were in favor. The meeting was adjourned at 7:45pm.

Respectively submitted,

James B. Slavetskaskas

Secretary, CPPA