

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 07/07/19 @ 5:00 pm **Location:** Plantation House

Attendees:

Judy White, President	George Westerfield, Director
Cindy Taylor, Vice President	Stuart Cox, Maintenance/Facilities Director
Bob White, Treasurer	Jay Owen, Board member
Jim Slavetskaskas, Secretary	Ron & Louise Zmuda, CPPA-members

Call to Order: The meeting was called to order by Judy at 5:00pm

June Minutes: Bob made a motion to approve the minutes of 6/9/19; the motion was seconded by Cindy. The motion carried.

June 2019 Financials:

- **Budget:**
 - Bob reported that **June income** was above budget by \$824.71, expenses were under budget by \$847.89. Uncategorized income of \$550.44 was made up of \$215.44 in late fees and \$335.00 was reimbursed legal fees. **Year-to-date income** was under budget by \$97.67, expenses were \$2,607.35 under budget and net income exceeded budget by \$2,509.68.
 - The checking account has \$26,910.73 and the CD account and Reserve has \$22,788.67.
 - The financial report, budget vs actual, will be posted to the website.
 - Bob passed out a reserve analysis draft for everyone to review and comment. Bob will re-do and send out to all for final comments.
- **Status of Assessment Collection:** As of today (07/07/19), payment from 5 owners (lots) has not been received. 2 are repeat offenders. 1 late offender from 2017 paid \$720.44 in April which was for 2017. This offender was still outstanding for 2018, but has paid the 2019 assessment. An interest charge of \$21.77 from 2017 was motioned by Bob to be removed and forgiven. It was seconded by Cindy and all were in favor. About mid July Bob will send out a letter to any delinquent property owners by certified and regular mail.

Maintenance and Landscaping:

- **Tennis Courts:** The existing bench was removed in the court area. Bob found a bench and ordered it. It should be delivered at any day. George brought up that the locks to the Tennis Court are very difficult to use. It was agreed that Bob would search out a new system and purchase. Jay will review the condition of the tennis court surfaces with a company that Ron Zmuda said did the work for the pickleball painting. This company also resurfaces tennis courts. This information will be gathered so it can be reviewed by the Board and to assist with the reserve analysis for life expectancy and the need for future planning.
- **Handicap Signage:** Stuart installed the posts and the two signs.
- **Sago Palms in pots:** George said that the Sago Palms are on site.
- **Mulch:** George said that mulch was obtained from the HHPPOA and spread. Additional mulch is required to further cover the areas. George/Stuart will obtain mulch from the HHPPOA and coordinate the spreading of it.

Maintenance and Landscaping items from June meeting requiring additional action:

- **Pool Gate Issues:** The gate lock does not seem to latch all the time. Cord will call and discuss the issues with the owner of Custom Security.

- **Entrance Signage:** Cord will obtain quotes for some new signage. One will be installed at the Tennis Courts which says “Members & Guests Only”. Another sign will say that the courts are “Monitored by security cameras”.

Covenants and By-Laws Review Committee: Cindy provided an update on the draft of the additions/revisions proposed by the Committee to the Board. Comments were received and Cindy will work with Bob on the review and attorney review/questions.

Jay Owen email:

- Jay installed the cover on one of the hinges.
- Stuart will install the motion detector switches to control the lights and the fan in the bathroom’s as suggested by Jay. The switch is a Lutron Model IPS02-1LW. Everyone felt this was a good idea.
- The Shallow Water NO DIVING ALLOWED sign on the gate needs to be replaced. Stuart will check for a replacement.
- There needs to be a review of the concrete pool tables and chairs. All members agreed that these should be replaced either this year or no later than next year. Judy will contact the HHPPOA to find out where they purchased the lounge chairs and a cost.

Other Business

- **Chlorine Shed:** Stuart reported that the door to the shed, supplied by the pool company, has come off. Judy will call the pool company to discuss the repair.
- Stuart will review the support required for the shower and foot spray. He will also fill the holes that the plumbing comes through.
- No salt chlorinator exists for the pool, since the system was replaced.
- Ron Zmuda suggested a review of the web site; to be sure it is clear that pickleball is available on one tennis court.
- Bob will forward to Cindy and Jim any new residents that he receives so Cindy can send the welcome letter and Jim can update the Yahoo account.

Items from the previous meeting that still need to be addressed. Pool Party: A discussion occurred relative to the number of people that can be in the pool area. Judy will check with the pool company for a maximum number of occupants that can be in the pool.

Next Meeting: Sunday, 08/04/19 @ 5pm; Jim has reserved the Plantation House and will pick up the key. It was noted that Judy would not be in attendance and that Cindy agreed to chair the meeting.

The other scheduled meetings are as follows:

September 8th at The Plantation House.

Cindy will post meeting info on the website.

Meeting Adjourned: Jay motioned to end the meeting and Bob seconded it. All were in favor. The meeting was adjourned at 6:04pm.