

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Tuesday, 12/14/23 @ 4:00 pm **Location:** Ron's House

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Jay Owen, Vice President

Call to Order: The meeting was called to order by Ron at 3:56pm.

11/7/2023 Meeting Minutes: Jay made a motion to accept the minutes after the changes. Suzanne 2nd the motion and all approved.

November 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 November was \$140.03 with year-to-date income at \$75,642.16. The November expenses were \$7,110.58 and the year-to-date expenses were \$60,333.72. Suzanne went through the line items.
 - Bank account information:
 - Coastal States - \$16,759.01
 - First Internet Bank - \$24,950.74 moved \$4,800 from operating to reserve.
 - Accounts Receivable:
 - Current - \$0.00
 - Old – Interest and late fees Estimated at \$714.10.
- **Status of Assessment Collection:** All 2023 dues are paid.
- **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. Paid another \$350.00. The remaining balance is estimated at \$714.10. The final amount will depend on what interest and penalties will be added when final payment is made. 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.
 - 2.) 56 Crooked Pond – 100% Paid interest and penalties.
- **Other Business:**
 - **Contract review of landscaping and cleaning services:** Jim received a new proposal from Low Country Special Touch Services. Jim summarized the proposal into a spreadsheet to reflect the annual cost for 2024. Jim revised the November dates and the December dates and # days. The estimated contract price is \$5,220 for 2024 plus the cost of supplies which CPPA purchases. Jim will get a contract signed. Jim received an email from Jerry's Landscaping that his rates will remain the same for 2024. Jim made a motion to accept the new rates and Jay 2nd the motion, all were in favor.

- **Nominating Committee:** Ron requested a volunteer to head the committee. Jim accepted to Chair the committee. Suzanne will send out the application form with the 2024 budget and newsletter.
- **Update Web site and Wix editor:** Sheri was not in attendance. Nothing new.
- **Review of the gate repair:** Ron and Jim suggested that the metal edge, which seems sharp, be protected with a vinyl coating. Jim will check with Lowe's or Home Depot to see if a thin coating was available to put on the edge.
- **Modified Covenants/By-Laws Draft:** Tabled for the January meeting.
- **Review of 2024 budget:** Suzanne reviewed what she has proposed as a 2024 budget. A discussion took place regarding what would be done as a project for 2024. It was decided to complete the resurfacing of the pool deck and move the parking lot to another year. Suzanne went through each line item for a review and check, all agreed that the assessment for 2024 be set at \$260.00. Jay motioned to accept this new budget and assessment, Suzanne 2nd the motion and all were in favor.
- **Reserve Analysis discussion/Projects 2024 & 2025:** Wait for the parking lot to resurface to 2025.
- **Insurance/Appraisal:** Jay provided a proposal from Assured Partners. Suzanne made a motion that if the cancelation fee for State Farm was not more than 10% then she would accept the Assured Partners proposal and cancel the State Farm Policy. Jay 2nd the motion and all were in favor. Jay also contracted with Professional Appraisal Company to complete an appraisal of our Facilities. Cost is \$1,400.00.
- **2024 proposed meeting schedule:** Move the February 11th and May 5th meeting to another building. Once Jim confirms the location, he will send out a new schedule. It was also discussed that the April 14th meeting might be cancelled.

Next Meeting:

- We will meet on January 7, 2024 at Dolphin Head.

Meeting Adjourned: Jay made the motion to end the meeting and Jim 2nd the motion. All were in favor. The meeting was adjourned at 5:35pm.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA