

## Crooked Pond Pool Association Board Meeting Minutes

**Meeting Date/Time:** Sunday, 10/16/22 @ 4:00 pm      **Location:** The Plantation House

### Attendees:

Jim Slavetskias, Secretary

Ron Zmuda, President

Jay Owen, Vice President

Sheri Linscott, Board Member

Doug Coffelt, Board Member

**Call to Order:** The meeting was called to order by Ron at 4:04pm.

**September 11<sup>th</sup> Meeting Minutes:** Jim made a motion to accept the minutes. Jay 2<sup>nd</sup> the motion and all approved.

### September 2022 Financials:

- **Budget vs Actual:**
  - Cindy (not present) produced and sent to all Board Members prior to the meeting two financial reports. It showed budget vs. actual along with total Calendar Year. She also sent along a copy of the First Internet Bank and Coastal States bank statements for September. **September 2022 income** was \$29.27. September's expenses were \$2,417.39. **Year-to-date 2022 income** was under projected budget by \$841.08, expenses were over budget by \$7,974.60. Cindy also sent out to all Board Members the excel spreadsheets that have comments built into the spreadsheet.
  - The First Internet Bank account as of 9/30/2022 at \$23,420.47. The Coastal States Bank as of 9/30/2022 was at \$10,474.64. This produced a total, as of 9/30/2022, of \$33,895.11. Operating Funds as of 9/30/2022 were \$12,533.02. The reserve Fund as of 9/30/2022 was \$21,362.09. This produced a total as of 9/30/2022 of \$33,895.11.
- **Status of Assessment Collection:** No change.
- **Meeting with the attorney:** Ron and Cindy were not able to connect and meet with the attorney. A suggestion was made that Ron connect with the attorney, make an appointment, and if Cindy cannot attend, then have another Board Member attend with Ron. Several items cannot be addressed until legal advice is provided to the Board. Need to review with the attorney our liability insurance needs. What happens if someone gets hurt at the tennis/pickleball courts or anywhere on the property? Review with the attorney our liability for car damage that occurred at the parking lot. Another issue is how/what are the options to have the courts resurfaced, or a large expenditure undertaken by the Board?
- **Copies of liens on 2021 delinquent properties:**  
Ron will obtain copies of the liens when meeting with the attorney. These are required for the Secretaries records.
- **Pool & Tennis/Pickleball Courts:**
  - **Landscape:** Need to get a price quote from Jerry to blow off the tennis courts off.
  - **Irrigation/water System:** Nothing new to report. Jim stated that it is set for 2 times per week. Ron suggested we go to 1 time per week and the starting December 1<sup>st</sup> shut the system down. All agreed.
  - **Security System/fob/camera:** Cindy reported in her email to the Board that the camera was replaced and is now working. Sheri requested that she be given the training to set up the camera system on her phone.
  - **Pickleball/Tennis Committee update:** Ron reported that nothing is new.
  - **Replacement of the Tennis Court camera:** Replaced under warranty.

- **Status review of the security camera video:** Suzanne not at the meeting to provide an update.

**Other Business:**

**Reserve analysis – projects to be completed in 2023:** Jay has not had time to update. Jim said he would look at it and see if he could give a go at it.

**Resurface estimate for the tennis/pickleball courts:** Ron provided an estimate from Talbot Tennis for \$23,952.00. No new contractors returned calls at this point. Doug said he would try and see what he could do.

**Other repairs estimated cost and year to be completed:** Jay said that this is in the reserve analysis that needs to be completed.

**Increase/special assessment – to complete repairs:** Need advice from the attorney.

**Communication to members:** To be decided once the meeting with the attorney occurs and the Board decides where we go.

**Water Cooler issue:** Ron reported it to be working.

**Broken Table in the pool area:** Jim repaired the table and placed it back on the pool deck.

**Signage:** Nothing new to report.

**2020/2021 Audit process/Status:** Nothing new to report.

**2023 Draft Budget Timeline:** Cindy in her email to the Board said that she has started the 2023 draft budget.

**2022/2023 Board Meeting schedule:** Updated drafts were sent out to all Board members.

**Meeting Adjourned:** Jim made the motion to end the meeting and Jay 2nd the motion. All were in favor. The meeting was adjourned at 4:40pm.

**Next Meeting:**

- Our next regular Board meeting is Sunday, 11/6/22 @ 4pm at The Plantation House.

Respectively submitted,

James B. Slavetskas

Secretary, CPPA