

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 2/4/24 @ 3:00 pm **Location:** Spring Lake Pavilion

Attendees:

Jim Slavetskias, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Jay Owen, Vice President

Absent: Sheri Linscott (due to time change) & Doug Coffelt

Call to Order: The meeting was called to order by Ron at 2:55pm. Note that the meeting was requested to move from starting at 4PM to 3PM.

1/7/2024 Meeting Minutes: Jim made a motion to accept the minutes. Suzanne 2nd the motion and all approved.

January 2024 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 January was \$18,094.75 with year-to-date income at \$18,094.75. The January expenses were \$2,313.29 and the year-to-date expenses were \$2,313.29. Suzanne went through the line items.

- Bank account information:

Coastal States – beginning balance - \$6,277.29, ending balance \$21,986.49.

First Internet Bank - beginning balance - \$25,022.79, ending balance \$25,095.

- The Auditors have the information for 2023 and they will try to have the audit completed for the Annual Meeting. Suzanne will be following up on the contracts that we have and determine who we need to have a W-9 completed.

- **Status of Assessment Collection:** Approximately 78 assessments have been collected.

- **2023 Delinquent Properties:**

- 1.) 2 Fishermans Bend Court (previously a lien was filed April 25, 2023) – The full amount owed was paid and Suzanne will send off the information to the attorney to release the lien. The owner has not paid the 2024 assessment yet.
- 2.) Jay suggested that maybe we should look at filing a small claims action vs filing a lien against any property that does not pay their assessment. It will be reviewed later. At this point any property that does not pay (received by May 31st) a lien will be filed.

- **Other Business:**

- **Review of Deck resurface proposals received to date:** Jim reviewed the spreadsheet of the proposals. He has received three (3) written proposals to date. Two (2) other companies did not respond. The cost to resurface the deck and various repairs is more than budgeted. The low bidder with all options was quoted at \$20, 512.00. Jim was asked to obtain references from Clearwater Pools (who was the low bidder). He was also asked to see if the proposal would be good towards the later part of the season. The bidders said that they would need the pool closed for about 2 weeks to complete their work.

- **Update on pool fence repair:** Palmetto Custom Rails provided a price to fix the fence. It was \$1,860.00. It was decided by email to the Board to accept the offer and get on the schedule to repair it. It would be 2-3 weeks before the fence would be repaired. Jim will keep in touch with them and advise the Board on their status.
- **Update Web site and Wix editor:** Jim texted Sheri to see if the changes for 2024 minutes and financials information would be ready for posting new 2024 information. He did not receive a response during the meeting.
- **Update on the modified covenants/By-Laws Draft:** Tabled until after the annual meeting.
- **Reserve Analysis discussion/Projects 2024 & 2025:** Possible resurface of the pool deck in 2024 and Wait for the parking lot to resurface in 2025. Jim discussed the pool plastering and water line project that was completed in 2016. The cost to complete back then was \$18,916 and \$4,710 respectively. Life expectancy is 10-12 years.
- **Insurance/Appraisal:** Suzanne said that we are still with State Farm. She was investigating to have the policy cover the appraised value.
- **Annual Meeting Draft Agenda:** Jim asked the Board to review the draft and send him any changes. No refreshments will be served at the meeting.
- **2024 proposed meeting schedule:** Jim handed out the latest draft of the 2024 meeting schedule. Jay requested that if a modification to the schedule occurs to please highlight the change made to make it easier to reference the change in the schedule.

Next Meeting:

- We will meet for the annual on February 24, 2024 at 10:00am – Spring Lake Pavilion
- The Board will meet right after the Annual meeting to vote on Officers for 2024.
- The next scheduled Board meeting will be March 3, 2024 – 4PM at Dolphin Head.
- As noted previously the April meeting was cancelled.

Meeting Adjourned: Suzanne made the motion to end the meeting and Jim 2nd the motion. All were in favor. The meeting was adjourned at 3:31pm.

Respectively submitted,

James B. Slavetskas

Secretary, CPPA