

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 9/13/20 @ 5:00 pm **Location:** Pool & Virtual via Zoom.com

Attendees:

Cord Middleton, President - Zoom

Cindy Taylor, Treasurer - Zoom

Jay Owen, Vice President

Jim Slavetskis, Secretary

George Westerfield, Board Member-Zoom

Ron Zmuda, Board Member

Call to Order: The meeting was called to order by Cindy at 5:02pm with her zoom connection. The above shows who Zoomed in and who was present at the pool complex.

August Meeting Minutes: Ron motioned to accept the minutes of 8/9/2020. Jay seconded and all approved.

August 2020 Financials:

- **Budget:**
 - Cindy produced two financial reports. One with just August's budget vs. actual along with total Calendar year and another with also the previous months showing. Cindy reported that **August 2020 income** was above budget by \$1,549.04, expenses were under budget by \$501.78. **Year-to-date 2020 income** was over budget by \$915.82, expenses were \$5,215.45 under budget and net income was over budget by \$6,131.27.
 - The First Internet Bank account is at \$28,141.03 and the Coastal States Bank is at \$19,340.11 for a Total of \$47,481.14.
- **Status of Assessment Collection:**
Only two (2) properties remain uncollected. The information has been sent to the attorney for processing a lien on the properties.
- **Status of Bank Signatures:**
Jim was added to the Coastal States Bank account for signing checks if required.

Pool & Tennis/Pickleball Courts:

- **Landscape:** George reported that nothing is new with the landscaping. He will review the need for mulch to be placed around the trees. If needed he will coordinate obtaining the mulch.
- **Pool services company quotes/contract:** Cindy had a quote from Year Round Pools and sent out 5 additional RFP's. The existing pool services company, Clearwater Pools was not performing, as well as expected. In reviewing the bids, a contract was awarded to Jenny's Pool Plus, to start October 1, 2020. This was accepted by the Board through email voting/approval. Clearwater Pools was notified by Cindy (she provided 30 days' written notice), that their services will no longer be required after September 30, 2020.
Ron will meet with the new group on October 1, 2020 to review their scope of work from their bid. Cindy will obtain a time to meet and let Ron know.
- **Irrigation System:** Cindy reported that it is required to have a rain sensor on our irrigation System. Jim obtain a bid price from our existing landscape group of \$125.00. Ron mentioned that Newman's irrigation was about \$100.00 -110.00. No firm price received. A discussion took place about hiring another contractor vs leaving it under our existing landscape contractor. Jay made a motion to accept Jerry's Landscaping to do the work for \$125.00 and Jim 2nd the motion. All were in favor except Ron. The motion passed. Jim will notify Jerry's to install the rain sensor.

- **Security System updates/quotes:** Cindy received a couple options for increased security at the site. Cindy emailed the quotes out to the Board for their review. A discussion was had about the possibility of using key fobs to enter the pool and the tennis court areas. Ron asked about adding another camera at the tennis courts to maintain security in that area. A price will have to be requested of the security group. The fob options were tabled until the next meeting so that people could review the quotes and the options.
- **Update on Signage:** Cindy added a No Smoking line to the existing gate sign.
- **Pickleball update:**
Ron said that the older net required replacement. Ron will obtain pricing for this. He also requested that we consider adding a 3rd bench inside the Tennis Court area. Cindy will look up what was purchased previously. Jim said that he reviewed the 2019 minutes and found where Bob had ordered a new bench either in late June or earlier July 2019. The gates to the Tennis Courts need adjustment. The block on the gate closest to the pool needs to be relocated to the top horizontal post to keep the gate from being pushed in too far in towards the tennis courts and not locking correctly.

Other Business:

- **Pool Table concerns:** Jay showed Ron and Jim the cracks on the pool concrete tabletops and what was required to correct the situation or slow down the deterioration of them. Jay put on a material to the exposed re-bar to stop the rust. He previously provided a Glidden epoxy paint coating that would seal the tables.
- **Pool Table epoxy estimate:** Jim received a labor cost estimate from our handyman – Layne Carver of about 5 hours. He charges \$50.00 per hour plus any materials that he provides. Layne Carver would like the CPPA to provide all materials. Jim will obtain a list of materials that would be required to complete the job. Jay made a motion to accept Layne’s proposal and Cindy 2nd the motion. All were in favor. Jim will connect with Layne to discuss the details. Jay will talk to Glidden about an Association discount for purchasing the materials.
- **Handyman repair of the Men’s room:** A review of the bathroom was completed, and all looked great.
- **Pool Deck cracks/resealing:** A discussion took place on the sealing of the cracks and the possible need to paint/seal the deck. Cindy will look up who did the work previously and let us know. This will be reviewed to determine cost and placed in the budget.
- **Parking lot concerns:** Jay reviewed the need to consider the repair of certain areas of the parking lot and the need to seal the entire parking lot. This will extend the life of the parking lot. Jay will investigate some contractors such as NAJ and report back to us. This will need to be placed in the budget for 2021.
- **Pool availability after 11/1/2020:**
A discussion took place on leaving open the pool and bathrooms after 10/31/2020. There was some concern over the miss use of the pool area. Most felt that we could try it for November and see how it works out. We have a Board meeting on October 11, 2020 so a final decision could be made then.
- **2021 Budget Process:** Cindy will begin the accumulation of expense items from spent reports. We will gather any suggestions for repair or capital items and create a list for consideration.
- **Annual Meeting for 2021:** Jim will find out if the Spring Lake Pavilion or the Plantation House is available for February 20, 2021 and reserve it in order to keep social distancing for the Annual Meeting.

Meeting Adjourned: Jim motioned to end the meeting and Ron seconded it. All were in favor. The meeting was adjourned at 6:30pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 10/11/20 @ 5pm. A review will take place to determine if a virtual meeting will take place. The Dolphin Head Rec Center is presently reserved to hold the meeting.

Respectively submitted,

James B. Slavetskas

Secretary, CPPA