

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 7/9/23 @ 4:00 pm **Location:** Spring Lake Pavilion

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Jay Owen, Vice President

Sheri Linscott, Board Member

Call to Order: The meeting was called to order by Ron at 4:02pm.

6/11/2023 Meeting Minutes: Jim made a motion to accept the minutes. Suzanne 2nd the motion and all approved.

June 2023 Financials:

- **Budget vs Actual:**

- o Suzanne produced a report and sent it out by email several days prior to the Board Meeting. The total income for the month of June was \$2,308.45 with year-to-date income at \$73,627.16. The June expenses were \$3,924.54 and the year-to-date expenses were \$19,313.58.

- o Bank account information:

Coastal States - \$56,057.63

Internet Bank - \$19,857.26

- o Accounts Receivable:

Current - \$800.00

Old - \$370.00

- **Status of Assessment Collection:** 2 properties still need to pay 2023 dues.
- **2021 & 2022 delinquent properties:** 1 lien filed on April 25, 2023. This lien needs to be again filed towards the end of 2032. This will remain in the minutes as a reminder.

2 Fishermans Bend Court

- **2023 Delinquent Properties:**

2 outstanding properties:

- 1.) 2 Fishermans Bend Court (lien was filed April 25, 2023) – nothing paid. We must tickler file this for 10 years out to renew the lien prior to 10 years expiration date.
- 2.) 14 Crooked Pond – Demand Letter sent – nothing paid yet.
- 3.) 40 Crooked Pond – Paid partial – still owes attorney fee of \$141.07 for demand letter
- 4.) 56 Crooked Pond (he has promised to pay over the next few months) Paid \$100.00
- 5.) 5 Sea Trout - Paid

- **Other Business:**

- o **Security System/fob/camera status:** Nothing new to report.
- o **Update Web site and Wix editor:** Jim was able to get into the web site to install the last minutes. Used the information that Ron provided to him. Jim updated the procedure to install items on the web site.
- o **Landscaping:** Jerry's landscaping did mow the lawn as requested and Jim requested their June invoice.
- o **2020/2021/2022 Tax Filings:** Suzanne said that they are completed and previously sent in. The IRS will bill for the late fees.
- o **QuickBooks:** Suzanne met with Bob White and discussed the use of QuickBooks and Quicken. Suzanne motioned to convert over to Quicken at a time that works for her, Jay 2nd the motion and all were in favor.
- o **Status Resurface of the tennis/pickleball courts:** Contractor has been working on the re-surface project. They predicted that they should be completed by Friday, July 14th. Sheri asked if the court on the left side would be striped for Pickleball? Ron would check on the status.
- o **Modified Covenants/By-Laws Draft:** Suzanne had some comments on the late fees, and it was decided that Ron and Suzanne would meet with the attorney to review the drafts and determine what could be done to further this along.
- o **Begin Process for 2024 budget:** Suzanne said that she has a draft of the budget for 2024 and will send out what she has for the Board to review.
- o **Reserve Analysis discussion:** Suzanne motioned to have the First Internet Bank as the reserve account, Jay 2nd the motion and all were in favor. Suzanne also motioned to have \$4,800.00 transferred into the reserve account, Jay also 2nd the motion and all were in favor.
- o **Insurance/Appraisal:** Suzanne has tried to connect with the insurance person that Jay sent to her, but he has not returned her calls. Suzanne also mentioned that our insurance company should come forward to review what we have on site for insurance coverage. Jay also commented on the one appraisal person proposal that he thought might be high. He will try checking for another person and proposal.

Next Meeting:

- We will meet on August 13th at The Spring Lake Pavilion.

Meeting Adjourned: Jim made the motion to end the meeting and Suzanne 2nd the motion. All were in favor. The meeting was adjourned at 5:15pm.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA