

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Tuesday, 11/7/23 @ 6:30 pm **Location:** Ron's House

Attendees:

Jim Slavetskas, 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 6:30pm.

10/17/2023 Meeting Minutes: Jim made a motion to accept the minutes after the changes received by Ron and Suzanne. Suzanne 2nd the motion and all approved.

October 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 October was \$229.98 with year-to-date income at \$75,502.13. The October expenses were \$1,912.98 and the year-to-date expenses were \$53,223.14. Suzanne went through the line items.

- Bank account information:

Coastal States - \$23,795.97

First Internet Bank - \$20,084.33

- Accounts Receivable:

Current - \$0.00

Old – Just interest and late fees Estimated at \$700 - \$750.

- **Status of Assessment Collection:** All 2023 dues are paid.

- **2021 & 2022 delinquent properties:** 1 lien filed on April 25, 2023. This lien needs to be filed again 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) – 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 a little over \$650.00 plus interest and late fees. The final amount will depend on what interest and penalties will be added. 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 - Paid all dues except about \$70. 00 for interest and penalties.

- **Other Business:**

- **Contract review of landscaping and cleaning services:** Suzanne suggested that cleaning during the off season be only 1st every 2 weeks. Jim will follow up with the

cleaning group to determine the contract modifications for the coming year starting January 1, 2024. On season will be from April 1, 2024 – October 31, 2024. Off season is January 1, 2024 – March 31, 2024, and November 1, 2024 – December 31, 2024. Jim will request a new quote. Jim will check with Jerry's Landscaping to see if any modifications to the contract need to be made.

- **Pickleball noise complaint:** Ron and Sheri met with the person making the complaint. Ron and Sheri discuss the situation with the person. No action was necessary.
- **Update Web site and Wix editor:** Sheri will work with Doug to see how they could update the Home Page.
- **PDF of audits for 2020/2021/2022:** Suzanne sent the PDF files to Jim, and Jim posted them to the web site.
- **Modified Covenants/By-Laws Draft:** Ron and Suzanne met with the attorney on the drafts. They also met with Bob White to review previous drafts and what exactly has happened in the past. Jim will research the records to determine exactly what might have been done in terms of a vote and filing of the documents.
- **Continuing Process & 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 or projects for 2024. It was decided to complete the resurfacing of the pool deck and move the parking lot to another year. Jim thought that the budget for this project should be \$10,000. This budget will be finalized in December after the contracts and insurance research results are reported.
- **Reserve Analysis discussion/Projects 2024 & 2025:** Wait for the parking lot to resurface to 2025.
- **Insurance/Appraisal:** Suzanne to provide the State Farm phone number to Jay. Jay will follow up with the bank to see if an appraisal could be completed through their group. All agreed that our facilities are probably under appraised for insurance purposes.
- **2024 proposed meeting schedule:** Meeting schedule is fine at this point. Jim sent out the latest copy to the Board.

Next Meeting:

- We will meet on December 14th at Ron's home.

Meeting Adjourned: Suzanne made the motion to end the meeting and Sheri 2nd the motion. All were in favor. The meeting was adjourned at 7:45pm.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA