

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 6/11/23 @ 4:00 pm **Location:** The Plantation House

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Jay Owen, Vice President

Call to Order: The meeting was called to order by Ron at 4:05pm.

5/7/2023 Meeting Minutes: Suzanne made a motion to accept the minutes. Jay 2nd the motion and all approved.

May 2023 Financials:

- **Budget vs Actual:**
 - o Suzanne produced a report. The total income for the month of May was \$5,593.41 with year-to-date income at \$71,318.71. The May expenses were \$3,581.48 and the year-to-date expenses were \$15,389.04.
 - o Bank account information:
 - Coastal States - \$57,727.43
 - Internet Bank - \$19,803.55
 - o Accounts Receivable:
 - Current - \$1,500.00
 - Old - \$370.00
- **Status of Assessment Collection:** 5 properties still need to pay 2023 dues.
- **2021 & 2022 delinquent properties:** only 1 remains.
 - 2 Fishermans Bend Court
- **2023 Delinquent Properties:**
 - 5 outstanding properties:
 - 1.) 2 Fishermans Bend Court (lien was previously filed)
 - 2.) 14 Crooked Pond
 - 3.) 40 Crooked Pond
 - 4.) 56 Crooked Pond (he has promised to pay over the next few months)
 - 5.) 5 Sea Trout (claims he mailed the check and Ron is working with him to resolve)
 - Suzanne made a motion to have our attorney send a letter of Demand for nonpayment for the following addresses:
 - 14 Crooked Pond Dr.
 - 40 Crooked Pond Dr.
 - Jay 2nd the motion and all were in favor.

- **Pool & Tennis/Pickleball Courts:**

- o **Security System/fob/camera transfer status:** Suzanne reported that all looks good so far. Spectrum is the new service provider.
- o **Landscaping:** Ron said that he spoke with George, and he will move the pile of mulch to the back corner.
- o **2020/2021/2022 Audit Process/status:** Ron said that Jim Jumpeter, the auditor, has completed the audits for 2020, 2021 and 2022.
- o **2020/2021/2022 Tax Filings:** Suzanne said that they have been signed off and checks were made out for the SC tax filing. The IRS will bill for the late fees. All have been sent.
- o **QuickBooks:** Suzanne said that she has a meeting scheduled with Bob White on June 28th at 1PM to review this software and to determine if a new software is more relevant to use. Ron will also meet with them at that time.
- o **Review Resurface estimates for the tennis/pickleball courts:** Contract is signed, and a \$1,500.00 deposit put down. Expect schedule to be in the fall but no set time frame yet. Expect the facility to be down for 2 weeks during the resurface procedure.
- o **Begin Process for 2024 budget:** Suzanne motioned to cut the cleaning of the bathrooms and pool area down during the summer season, to 1 day per week, Jay 2nd the motion and all were in favor. Jim will check the contract and let them know. Suzanne will start the draft budget based on our needs.
- o **Reserve Analysis discussion:** Jim passed out a draft reserve analysis that he updated with up-to-date estimates of construction costs. Discussion took place on what should be in the reserve. Such as the deductible for the wind/hail insurance policy.
- o **Insurance/Appraisal:** Jay to research companies that do appraisals and get back to the Board on cost estimates.

2023 Board Meeting Schedule: Ron and Suzanne cannot make the September Board meeting. Jay suggested that we hold it 1-week later September 17th. Jim will check to see if we can obtain a facility. He will send out an updated schedule once he knows.

Next Meeting:

- We will meet on July 9th at The Spring Lake Pavilion.

Meeting Adjourned: Suzanne made the motion to end the meeting and Jay 2nd the motion. All were in favor. The meeting was adjourned at 4:53pm.

Respectively submitted,

James B. Slavetskaskas

Secretary, CPPA