

## Crooked Pond Pool Association Board Meeting Minutes

**Meeting Date/Time:** Sunday, 8/9/20 @ 5:00 pm      **Location:** Virtual via Zoom.com

### **Attendees:**

Cord Middleton, President

Cindy Taylor, Treasurer

Jay Owen, Vice President

Jim Slavetskaskas, Secretary

George Westerfield, Board Member

**Call to Order:** The meeting was called to order by Cindy at 5:03pm.

**July Meeting Minutes:** Jay motioned to accept the minutes of 7/19/2020. George seconded and all approved.

### **July 2020 Financials:**

- **Budget:**
  - Cindy produced two financial reports. One with just June's budget vs. actual along with total Calendar year and another with also the previous months showing. Cindy reported that **July 2020 income** was above budget by \$192.12, expenses were under budget by \$429.13. **Year-to-date 2020 income** was under budget by \$947.92, expenses were \$4,713.67 under budget and net income was over budget by \$3,765.75.
  - The First Internet Bank account is at \$28,123.62 and the Coastal States Bank is at \$19,495.00 for a Total of \$47,618.62.
- **Status of Assessment Collection:** Ten (10) notices went out by the attorney for delinquent assessments. Payment was received from 6 properties. Cindy was informed that one (1) additional payment is on the way. That leaves three (3) properties still in arrears. Two (2) of the three (3) have previously been in arrears. Ninety-six and nine tenths per cent (96.9%) of the properties have paid.

### **President and Treasurer Position:**

- Cord Middleton was approved by the Board as President and Cindy Taylor takes over the Treasurer's position at the last Board meeting. The Banks have been notified of these changes. There is a need to have a backup signatory and everyone agreed that Jim will have check signature authority.

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

- **Landscape:** George reported that nothing is new with the landscaping. There was a discussion on the need to water the shrubs around the tennis courts. All agreed that they do not need to be watered unless we have a major drought. The irrigation system somehow had the drip system functioning and Ron found a water leak behind the tennis courts, He place a paper towel around the leak area. Jim said that he found the irrigation system settings were not what he set them at since our last meeting. Not sure why they were what they showed up to be. Jim shut down the system and he will have to reprogram the system. Cindy mentioned that no one should be getting into the pump room except the pool people. Jim mentioned that the spare key, that he had made, was in the plastic bag in the lock box. Jim also said that he has one on his key ring.
- **Pool services company issues:** Cindy mentioned that Ron had previously sent out an email about his displeasure of the existing pool services company work. Cindy has had experience with a pool services group, Jenny's Pool Plus, from her previous condo living, Cindy contacted

the group and she met them at the pool to review the scope of work. She will let us know what the quote is once received. The Board all agreed that we should go out to bid with this service. Cindy will send out an RFP to 7 or 8 companies that were previously contacted. It was agreed to go out to bid with this service.

- **Tennis Courts:** Cindy reported that the new tennis court net has been installed on Monday, 07/20/20.
- **Update on Signage:** Cindy will review the sign and see how a no tobacco product use line item could be added or if a new sign would be required.

### Other Business:

- **Pool Table concerns:** Jay made some comments relative to the condition of the tables at the pool. Jay would put on material to the re-bar to stop the rust. He also mentioned a Glidden epoxy paint coating that would seal the tables from further deterioration. An experienced epoxy paint person would be required to install the product. Jay would check with his Glidden representative to see who could install the product.
- **Bathroom cleaning services:** Cindy said that Ron purchased two (2) new garbage cans and removed the old ones. Cindy ordered replacement paper towels and purchased a plastic container to store them in the storage room. She also purchased hand soap for use in the dispensers in each bathroom.
- **Alcohol/Tobacco use at the pool:** A discussion took place relative to alcohol use at the pool and it was decided that we would not restrict its use at the pool. If anyone was found to abuse this policy the security should be called to take care of the situation. Tobacco use was also discussed, and it was decided to not allow its use at the pool due to its environmental hazard to other people. The gate sign will be modified to state that No Tobacco product use of any kind would be allowed.
- **Exterminator Needs:** Jim said that he treated the bathrooms and the exterior of the building a few weeks ago. He left the remaining product in the storage room and will go there in the next couple weeks to treat the areas once more. No bugs have been seen since this last treatment.
- **Handy Man:**  
The attorney was asked if insurance was really required for small work such as our bathroom repair. He told Cindy that most of the time there could be an issue with property damage. The Board agreed that for small and limited scope work that we could accept an uninsured but licensed person to complete the work. Jay motioned to have handy man, Layne R Carver complete the bathroom repairs, George 2<sup>nd</sup> the motion and all were in favor. Jim will contact him and work with Cindy to come up with an agreement to complete the work.
- **Pool deck cracks and Parking Lot repair/re-sealing:** It was agreed to have our next meeting at the pool, if weather permits, and Jay will take us through his findings of the deck and the parking lot.

**Meeting Adjourned:** Jim motioned to end the meeting and Jay seconded it. All were in favor. The meeting was adjourned at 6:18pm.

**Next Meeting:**

- Our next regular Board meeting is Sunday, 9/13/20 @ 5pm; If the weather cooperates, we will have our meeting at the pool complex.

Jim will cancel the Plantation House.

Respectively submitted,

A handwritten signature in black ink, appearing to read 'J B Slavetskis', with a long horizontal flourish extending to the right.

James B. Slavetskis

Secretary, CPPA