

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 12/4/22 @ 4:00 pm **Location:** The Spring Lake Pavilion

Attendees:

Jim Slavetskias, Secretary

Ron Zmuda, President

Jay Owen, Vice President

Cindy Taylor, Treasurer

Doug Coffelt, Board Member

Call to Order: The meeting was called to order by Ron at 4:06pm.

November 11th Meeting Minutes: Jay made a motion to accept the minutes with various changes as recorded. Added the delinquent property addresses and correction to the turret camera for the security system at the pool house and at the tennis courts the camera was replaced under warranty. Jay 2nd the motion and all approved.

November 2022 Financials:

- **Budget vs Actual:**
 - Cindy produced and sent to all Board Members prior to the meeting two financial reports. It showed budget vs. actual along with total Calendar Year. She also sent along a copy of the First Internet Bank and Coastal States bank statements for November. **November 2022 income** was \$47.28. November's expenses were \$2,487.80. **Year-to-date 2022 income** was under projected budget by \$774.97, expenses were over budget by \$6,978.85. Cindy also sent out to all Board Members the excel spreadsheets that have comments built into the spreadsheet.
 - The First Internet Bank account as of 11/30/2022 at \$23,505.18. The Coastal States Bank as of 11/30/2022 was at \$6,391.79. This produced a total, as of 11/30/2022, of \$29,896.97. Operating Funds as of 11/30/2022 were \$8,451.11. The reserve Fund as of 11/30/2022 was \$21,445.86. This produced a total as of 11/30/2022 of \$29,896.97.
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- **Status of Assessment Collection:** 8 properties are delinquent for 2022. 2 of these properties were also delinquent in 2021.
- **Meeting with the attorney:** Ron and Suzanne met with the attorney on 12/2/2022. The attorney based on a "special assessment" said that it would be required to have a vote of the members. Cindy completed research on the subject, sent out an email on 12/4/2022 and found that this was not a special assessment. She provided two pertinent state documents that impact HOA's. Neither of these documents nor our covenants and bylaws require us to have a vote by the owners for the BOD to adopt the proposed increase of \$10 for the operating budget and either a \$100.00 or a total of \$150.00(over a 2-year period) to cover the tennis court resurfacing in 2023; and the parking lot repaving and the pool deck resurfacing in 2024.
- **Copies of liens on 2021 delinquent properties:**
Ron said that the attorney needed the addresses for 2021 delinquent property liens to get copies. Ron will provide him with the addresses.

2021 Delinquent properties:

- 1.) 44 Crooked Pond Drive
- 2.) 2 Fishermans Bend Court

- **Place liens on 2022 delinquent properties and amend 2021 liens:**

2022 Delinquent properties:

- 1.) 40 Crooked Pond Drive
- 2.) 44 Crooked Pond Drive (need to amend 2021 lien to include 2022)
- 3.) 4 Edgewood Court
- 4.) 33 Edgewood Drive
- 5.) 37 Edgewood Drive
- 6.) 2 Fishermans Bend Court (need to amend 2021 lien to include 2022)
- 7.) 6 Half Hitch Court
- 8.) 4 Sweetwater Lane

Cindy will provide this information to the attorney to start the lien process. Jay requested that we have on the next agenda a review of our collection process. He was suggesting that we look at taking the delinquent property owners to small claims court to collect our money. All the other members are subsidizing the delinquent properties.

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

- **Landscape:** Nothing new.
- **Irrigation/water System:** Jim stated that the system was shut down on 11/28/2022.
- **Security System/fob/camera:** Cindy reported that everything seems to be good.
- **Pickleball/Tennis Committee update:** Ron reported that nothing is new.
- **Pool Pumps:** Rich suggested that we shutdown 1 pump for the non-swimming season. This was completed on 12/2/2022.
- **Update on 2023 quotes:** Jenny's Pool Plus rates will remain the same. Jerry's Landscaping will remain the same. Low Country Special Touch Services modified there rates slightly. A contract was provided to Ron for Low Country to execute. Ron signed the new contract. Jim will get a copy to Low Country for their signature.

Other Business:

Reserve analysis – projects to be completed in 2023: Nothing new.

Resurface estimate for the tennis/pickleball courts: This will be addressed in the new year to obtain new quotes.

Other repairs estimated cost and year to be completed: The reserve analysis shows that the pool deck and the parking lot need to be addressed in 2024. This will be addressed in 2024.

Increase/special assessment – to complete repairs: It was determined that 2023 budget is not a special assessment.

Communication to members: Cindy provided various documents for the Boards review.

Signage: Nothing new to report.

2020/2021 Audit process/Status: Cindy said she would get a thumb drive to the auditors by Friday, 12/9/2022 with the information.

2023 Draft Budget timeline: Cindy provided the Board with a draft budget which included two options for consideration. Option 1 had an increase of \$150.00 to the assessment over

a 2-year period, which placed the 2023 and 2024 assessment at \$275.00; and Option 2 had a 1 time increase of (\$100.00) to the assessment, which placed the 2023 assessment at \$300.00 and then the 2024 assessment would be reduced back based to the common operating budget. Discussion of the options occurred. Ron made a motion to accept the option 1, which has a one (1) time increase of \$100.00 and have the 2023 assessment at \$300.00. Cindy 2nd the motion and all were in favor.

2023 Board Meeting schedule: Because of the difficulty in getting financial information summarized and provided It was suggested that our Board meetings do not happen before the 6th of the month. Jim will review and modify the schedule with new dates (generally 1 week later) and places to meet. He will send out a new schedule once completed.

Member contact list: Cindy will send out to all Board members the Contact list of updated addresses, emails, and phone numbers.

Meeting Adjourned: Jay made the motion to end the meeting and Doug 2nd the motion. All were in favor. The meeting was adjourned at 5:05pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 1/8/23 @ 4pm at The Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA