

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 6/12/22 @ 4:00 pm **Location:** The Plantation House

Attendees:

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| Cindy Taylor, Treasurer | Jim Slavetskias, Secretary |
| Jay Owen, Vice President | Ron Zmuda, President |
| Suzanne McClure, Board Member | Sheri Linscott, Board Member |

Call to Order: The meeting was called to order by Ron at 4:04pm.

May 15th Meeting Minutes: Sheri made a motion to accept the minutes. Cindy 2nd the motion and all approved.

May 2022 Financials:

- **Budget:**
 - Cindy produced two financial reports. It showed May's budget vs. actual along with total Calendar Year. Cindy reported that **May 2022 income** was under projected budget by \$1,899.47. May's expenses were over the projected budget by \$3,128.26. **Year-to-date 2022 income** was under projected budget by \$299.06, expenses were \$2,675.23 over budget and net income was under the projected budget by \$2,376.17.
 - The First Internet Bank account is at \$23,340.27 and the Coastal States Bank is at \$26,396.23 for a total of \$49,736.50. Operating Funds are \$25,049.55 and the reserve Fund is \$24,686.95 for a total of \$49,736.50.
- **Status of Assessment Collection:** 5 payments were received in May. When a payment is received Cindy goes into the security system to activate their fobs for the following year starting April 1, 2022 and ending March 31, 2023. There are 12 properties that need to pay their 2022 assessments.
- **Status of placing liens on 2021 delinquent properties:**
Cindy reported that the 3 properties that are still outstanding for 2021 assessment do have liens placed on the property. This will protect the Association if these properties are sold. All costs will be recovered.
- **Pool & Tennis/Pickleball Courts:**
 - **Landscape:** Cindy mentioned that the bushes around the pool fence need trimming. Jim will call Jerry's Landscape to have this taken care of.
 - **Irrigation/water System:** Nothing new to report. Jim says that it is set for 2 times per week.
 - **Security System/fob/camera:** Cindy reported that 3 fobs were given out to Crooked Pond members.
 - **Members loaning out fobs:** Discussion took place about the options for penalties if it is found that a member loan out a fob to a non-Crooked Pond person. It was motioned by Jay to have the fob deactivated for 2 weeks and pay a \$50.00 fee to reactivate. For the 2nd time it would cost \$100.00 and deactivate for 2 weeks. Suzanne 2nd the motion and all were in favor.
 - **Pickleball/Tennis Committee update:** Ron reported that nothing was new.

- **Gate Closure:** It was noted that the gate sometimes does not close all the way to be sure the magnetic lock picks up. Ron will adjust the mechanism to close faster so that the lock will pick up.
- **Repair of the gate lock and camera:** Custom security replaced the card that controls the Tennis/Pickleball magnetic lock. The camera that faces the tennis courts does not function. This was found when the card for the magnetic lock was found to be bad. Cindy will follow up with Custom Security on a replacement for this camera.
- **Status review of the security camera video:** Cindy has the pen drive of the data. Suzanne said that she would like to review the video. Cindy provided her the pen drive with the program and the data on it.
- **Repair of the pool filters/clarity of water:** An Email vote was taken to proceed with CG Pools (recommended by Jenny's Pool Plus) to repair the filters, The quote was \$2,386.72. They inspected the filters on 6/3/2022 at 7:30am. There were broken or cracked laterals in the sand filters. 1 lateral was bad in 1 filter, 3 in the second one and 3 in the 3rd one. They replaced all the laterals. They replaced all the sand. They checked the flow of water with both pumps running. They said that it should clear up the next day. The pool did not clear fully the next day and our pool person Rich from Jenny's Pool Plus, was trying to get the pool clear. He ordered new chemicals and installed them, Tuesday, 6/7/2022, He backwashed and added water. Watching to see how the new chemicals worked. He closed the pool until the new chemicals and shock worked its way down to the appropriate levels. On Thursday, 6/9/2022 Rich added a super floc which was recommended by his chemical company. He shut the pumps down until the next day. He met with CG Pools and their recommended person which reviewed the pool filter installation. They modified some settings and the valves. On Friday, 6/10/2022, sand and particles settled in the pool bottom. Rich obtained a special vacuum that keeps the debris incased in the vacuum so that it did not just disperse.

Other Business:

Issues on the complex:

Quote – cleaning of the walkway to the tennis/pickleball: The walkway was cleaned on 6/8/2022.

Quote - Cleaning of the pool deck: The deck was cleaned on 6/8/2022.

Quotes – Tree Trimming and removal: The spreadsheet of the 3 bidders was sent out by Jim and a discussion took place as to which contractor would best serve the Members. Jones Brothers was chosen if they could complete their work within the next 4 weeks. Jim would let Doug know of the vote and he would review with Jones Brothers. He would ask Doug to follow up with the POA on permits.

In the discussion, it was noted by Cindy, that a couple, that parked their car in the parking lot, while playing pickleball with a member had tree limbs fall on their car and requested the Association possibly pay for the repairs. Cindy will get to our insurance agent/attorney to determine if the Association has any liability. Cindy will let the Board know what they have to say. No decision on this was made until more information was received.

Vandalism: This was tabled, and the pen drive was given to Suzanne to review the video.

Pool Parties: This was tabled for future meeting.

Reserve analysis committee: Ron said that he would be gone from Mid-July to Mid-August and once he is back, he would connect with the Port Royal construction group that did the

pickleball courts there and see if he could get an estimate to replace our courts. This would be a start to the reserve analysis.

Signage: This was moved to the July meeting.

2020/2021 Audit process/Status: No movement on this from Cindy. Sheri asked if some of the material could be forwarded to the auditors so that they could start on the audit. Cindy would check to see what she could send off.

2022 Board Meeting schedule: The August meeting might have to change.

Meeting Adjourned: Suzanne made the motion to end the meeting and Sheri 2nd it. All were in favor. The meeting was adjourned at 5:50pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 7/10/22 @ 4pm at the Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA