

## Crooked Pond Pool Association Board Meeting Minutes

**Meeting Date/Time:** Sunday, 11/7/21 @ 4:00 pm      **Location:** Spring Lake Pavilion

### **Attendees:**

Cindy Taylor, Treasurer (by phone)	Jim Slavetskas, Secretary
George Westerfield, Board Member	Jay Owen, Board Member
Ron Zmuda, Vice President	Cord Middleton, President

**Call to Order:** The meeting was called to order by Cindy at 4:03pm.

**October Meeting Minutes:** Jim made a motion to accept the minutes of 10/17/2021. Cindy said that she would accept them once we change August to September under the meeting minutes title paragraph. Jay seconded the motion and all approved. Jim will make the change as requested.

### **October 2021 Financials:**

- **Budget:**
  - Cindy produced two financial reports. One showed October's budget vs. actual along with total Calendar Year and another displayed all months for comparison. Cindy reported that **October 2021 income** was above budget by \$0.66. October's expenses were under budget by \$530.43. **Year-to-date 2021 income** was over budget by \$229.28, expenses were \$4,324.04 under budget and net income was over budget by \$4,553.32.
  - The First Internet Bank account is at \$28,283.62 and the Coastal States Bank is at \$8,841.78 for a total of \$37,125.40. Operating Funds are \$20,951.91 and the reserve Fund is \$16,173.49 for a total of \$37,125.40.
- **Status of Assessment Collection:** There are 3 properties still outstanding. The attorney has the information, and he will start the lien process on the properties.
- **Pool & Tennis/Pickleball Courts:**
  - **Landscape:** George reported that he has 12 Lantana plants that he will put min along the sidewalk area.
  - **Irrigation/water System:** Jim will shut the system off December 1, 2021, until springtime.
  - **Security System/fob/camera:** Cindy received a call that the tennis/pickleball gate did not work. Breaker had tripped in the main electrical panel. Ron reset the breaker.
  - **Pickleball update:** Ron did not have anything new to report.
  - **Gate Closure:** Jay passed out a possible solution to the gate remaining stuck open. It is an automatic closure. Jim motioned to have Jay purchase the gate closure for a not to exceed price of \$175.00, George 2<sup>nd</sup> the motion and all were in favor.

### **Other Business:**

**A.) Safety Issue:** Floating devices in the pool were tabled until the next meeting. George had a question as to how loud this issue is?

#### **B.) Pool Building Issues:**

**Pool Pumps:** No new update. As soon as Jenny's Pools Plus receives the new pumps, they will install them. Jay mentioned that a new code rule came out about the specification of the pumps and wanted to determine if this applies in our case of these new replacement pumps that were ordered.

**C.) Pool Inspection Report:** Pool inspection report of 8/4/2021 shows a cracked tile at the deep end of the pool on the 5' marker. This infraction is a non-compliant issue but one that

does not shutdown the pool. A request was made on the materials specification that Jenny's Pools Plus will use so an exact cure time is noted. The pool will be closed starting December 1, 2021. The area around the pool will remain open for the use of the bathrooms.

**D.) 2022 Draft Budget:** Cindy sent out a proposed 2022 budget for review and comment. The Board members discussed the draft budget and added the following item:

Pool Building Exterior & Interior painting. Jim thought that this should be able to be completed for about \$3,500. This was added into the 2022 budget.

A motion was made by Jim to raise the assessment from \$180.00 to \$190.00. This is a 5.55% increase. This will allow for additional reserve money to handle the other items that will need to be completed in coming years. Jay 2<sup>nd</sup> the motion and all were in favor.

**E.) Signage:** It was suggested that a review of the existing signs be completed, and a draft of new signage be made and sent out to the Board for review.

- **Annual Meeting 2/19/2021 draft agenda:** Jim provided a draft agenda to the Board for review and comment. George suggested that a watermark be used for the draft in order not to confuse people that this might be final. Jim will watermark all items in the future.
- **Draft Letter to Members:** Cindy sent out to the Board a draft newsletter for comment and suggestions. Cindy will send out the newsletter once updated.
- **Notice of the Annual Meeting:** Cindy suggested that we need a nominating committee for possible new Board members. Ron and Jim agreed to be members of the committee, Ron will be the contact person. Cindy will add this contact to the newsletter.
- **Contract for Spring Lake Pavilion:** The Board decided that no refreshments would be had at the annual meeting. Therefore no \$250.00 deposit would be required for this meeting. Cord signed the contract.
- **Proposed 2022 Board Meeting Schedule:** Jim passed out a proposed meeting schedule. Jim will meet with the scheduling office to determine what building could be reserved for each meeting. Once Jim finalizes the locations, he will send out an updated version of the schedule.

**Meeting Adjourned:** Ron made the motion to end the meeting and George seconded it. All were in favor. The meeting was adjourned at 5:10pm.

**Next Meeting:**

- Our next regular Board meeting is Sunday, 12/5/21 @ 4pm at the Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA