

## Crooked Pond Pool Association Board Meeting Minutes

**Meeting Date/Time:** Sunday, 9/17/23 @ 4:00 pm      **Location:** Plantation House

### Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

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

**8/13/2023 Meeting Minutes:** Ron made a motion to accept the minutes. Suzanne 2<sup>nd</sup> the motion and all approved.

### **August 2023 Financials:**

- **Budget vs Actual:**
  - o Suzanne produced a report and sent it out by email several days prior to the Board Meeting. The total income for the month of August was \$513.99 with year-to-date income at \$74,714.28. The August expenses were \$1,841.28 and the year-to-date expenses were \$48,963.96.
  - o Bank account information:
    - Coastal States - \$27,380.94
    - First Internet Bank - \$19,970.69
  - o Accounts Receivable:
    - Current - \$300.00
    - Old - \$370.00
- **Status of Assessment Collection:** 2 properties still need to pay 2023 dues.
- **2021 & 2022 delinquent properties:** 1 lien filed on April 25, 2023. This lien needs to be filed again towards the end of 2032. This will remain in the minutes as a reminder.
  - 2 Fishermans Bend Court
- **2023 Delinquent Properties:**
  - 2 outstanding properties:
    - 1.) 2 Fishermans Bend Court (lien was filed April 25, 2023) – paid \$500.00 toward the balance due. Requested to pay over 4 months. Remaining balance \$1,651.07. The full amount must be paid before the lien is released. We must tickler file this for 10 years out (end of 2032) to renew the lien prior to 10 years expiration date.
    - 2.) 56 Crooked Pond - Paid all dues except about \$70. 00 for interest and penalties.

- **Other Business:**

- o **Security System/fob/camera status:** Nothing new to report.
- o **Update Web site and Wix editor:** There was a discussion on Yahoo vs AOL. Doug worked with Sheri to complete the transition to Yahoo. The AOL account is now gone. Sheri cleaned up the Home Page.
- o **PDF of audits for 2020/2021/2022:** Suzanne will produce the PDF files and Jim will post to the web site.
- o **Landscaping:** Rich, our pool guy, reported to Jim a water leak under the chemical storage shed. Jim removed the shed and dug down to find the leak. It was before the shutoff valve, so we had to shut down the water to the site to repair. Jim obtained Butler Plumbing to repair it. The repair was completed the next day. Jim placed the valve box back in and filled in the soil. The shed was moved into the fenced area by Rich.
- o **Quicken:** Suzanne will convert by January 1, 2024.
- o **Modified Covenants/By-Laws Draft:** Suzanne and Ron will meet with the attorney on the drafts. Suzanne was provided 2 dates to choose from.
- o **Continuing Process & review of 2024 budget:** No discussion.
- o **Reserve Analysis discussion:** No further discussion.
- o **Insurance/Appraisal:** tabled until Jay is back.
- o **2024 proposed meeting schedule:** March 10 was changed to March 3<sup>rd</sup>. Jim will send the draft to the scheduling office to set a place to have the meetings.

**Next Meeting:**

- We will meet on October 15th at Spring Lake Pavilion.

**Meeting Adjourned:** Jim made the motion to end the meeting and Ron 2nd the motion. All were in favor. The meeting was adjourned at 4:52pm.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA