

# Crooked Pond Pool Association MINUTES

**Meeting date/time:** 8/5/18 5:00 PM | **Meeting location:** Whites' Home

## Attendees:

Judy White	President	George Westerfield	Vice President
Robert White	Treasurer	Cord Middleton	Past President
Stuart Cox	Maintenance/Facilities	Joyce Darveau	Secretary
Ron Zmuda	Resident	Sally McGarry	Resident

## AGENDA TOPICS

### Agenda topic: Financials

**Treasurer's Report:** The Association currently has approximately \$15,069 in the Checking Account and \$27,439 in the Reserve Account. Revenue-wise, Bob reports we are on budget as he has planned for 2 non-paid assessments, which we in fact have at this point. Overbudget line items were due to timing of bills, a charge for a security issue, and the down payment of the new pool filter system, as well as painting of the Pool House and replacement of the tennis net costs. Upcoming expenses will include the balance of the pool filter system and an electronic lock for the pool fence.

Bob is forecasting year-end negative cash flow of approximately \$6,500. By the end of the year, we will need to dip into the Reserve fund to cover bills for the rest of 2018 and the first of 2019 until the yearly assessments come in.

**Pool Maintenance Contract:** \$658/month is the 2018-budgeted amount for this line item. However, we are actually paying \$715/month. A RFQ was sent out to 8 pool maintenance companies with quotes being received from 2 companies; one at \$1,100/month and one at \$776/month. The \$776/month is from our current pool maintenance company (Clearwater Pool Service). As we are satisfied with Clearwater's work, Bob moved that we accept their contract; the Board approved; and a renewal contract will be signed by September.

**Insurance Committee:** Bob presented our current insurance package to Sea Coast Insurance and Hilton Head Insurance Brokerage for their review. Our current insurance is with State Farm and is \$6,715/year. The quote from Sea Coast is \$6,864.56/year. Bob suggested that we continue with State Farm and he will meet with them as our insurance policies come due. The Board approved. It was noted that bonding of the Treasurer was not included in any quote or in our present insurance package. Bob will pursue the addition of this required coverage.

**Reserve Analysis:** At the last Board Meeting, the Board approved opening an e-Trade account to invest our reserve funds. Bob completed all the paperwork to do this, but it could not be opened due to a lack of paperwork designating the Association 501(c)(3) status & filed IRS 990s. The Association is not a non-profit charity and is not required to file form 990s. Bob suggests we leave the reserve money in the bank until further investigation and determination.

**Common Expenses:** For budgeting/expense purposes, it behooves the Board to keep in mind the following CPPA Covenant:

"...the budget for Common Expenses may, at the discretion of the Board of Directors of the Association, include a contribution to an Improvements & Replacement Fund to be used for the construction, improvement, and or replacement of recreation facilities and other capital improvements on the Recreational Area, provided, however, the amount of any such contribution shall not exceed in any year more than ten (10%) percent of the total Common Expenses budget for such year." (emphasis added)

## Agenda topic: Maintenance & Landscaping

**Landscape:** George reports that the 2 large Sago palms donated by Colleton River will not be planted until we have cooler temps.

**Tennis Courts:** Stuart has been cleaning the courts, but the recent torrential rains have deposited dirt onto the courts. Stuart feels we need some kind of preventative barrier to alleviate this problem in the future. He and George will look into this.

Stuart has not had a chance to replace the worn tennis net; Judy will call Royce Silvan to see if he will replace the tennis net for us.

Royce and Lou Marino have been using the CPPA's tennis courts for private lessons and would like to continue to do so. Cord feels that having more people using the courts increases a "security presence" and gives us the look of a busy, well-used facility. However, there are issues with allowing this type of operation:

1. What is CPPA's liability? The Association cannot be held liable for any injury. Judy will check with Royce and Lou as to what type of liability coverage they currently have. The Association must be indemnified to release us from liability.
2. Tennis lessons must stop and the tennis court must be turned over to any CPPA member who wishes to play.
3. The tennis arrangement will be reviewed on a month-to-month basis.

Judy will talk to both Royce and Lou about these issues.

**Pool House Exterior Painting:** Perfecto Painting has completed the painting.

**Pool Maintenance:** The pool will be closed for 2-3 days this week for gate repairs and pool filter replacement. Clearwater will post "Pool Closed" signs and an e-mail blast will be sent.

The issue of upgrading our current pool fence was discussed. It is felt that the fence is too low and should be at least 5 feet high to keep kids from jumping over the fence and gaining access to the pool. No decision was made.

**Pool Parties:** Diane has placed all pool party reservation information on the Board in the Pool House.

**Storm Emergency:** Stuart is our go-to person in the event of a major storm/hurricane. He will keep the Board updated and ensure appropriate precautions are made at the facility.

## Agenda topic: Proposal to Add Pickleball

Ron Zmuda has been spearheading this and says that the sport is exploding in popularity. He found out that if tape is put down to line the court (as opposed to paint), the tape will leave a residue that will negatively affect the court when it is time to resurface. The total cost to change one of the tennis courts to a pickleball court should be around \$600-\$800; \$400 for the stripping and \$200 for a good net.

The question still remains as to whether tennis players will be able to play on a pickleball court or if the court will be out of use for tennis. Ron will investigate and let us know. After discussion, the Board approved restriping for one pickleball court. However, it was agreed to table the proposal until the next Board meeting.

## Agenda topic: New Signage

Cord feels that we could use new signage for the pool complex. There should be a prominent sign that is immediately seen as one enters the complex, perhaps hanging on the tennis court fence. The suggestion was to read as follows:

Crooked Pond Pool Association

Members Only - Private

Security Enforced

Membership Card Required for Member Use

This issue was tabled until the next Board Meeting.

**NEXT BOARD MEETING:      Sunday, September 16      5:00 p.m.      The Middleton's' Home**