

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 9/11/22 @ 4:00 pm **Location:** Spring Lake Pavilion

Attendees:

Cindy Taylor, Treasurer

Jim Slavetskias, Secretary

Jay Owen, Vice President

Ron Zmuda, President

Sheri Linscott, Board Member

Call to Order: The meeting was called to order by Ron at 4:05pm.

July 11th Meeting Minutes: Jim made a motion to accept the minutes. Cindy 2nd the motion and all approved. There were no minutes for 8/7/2022 since the meeting was canceled.

July/August 2022 Financials:

- **Budget:**

- Cindy produced two financial reports. It showed July/August's budget vs. actual along with total Calendar Year. Cindy reported that **July 2022 income** was \$465.75 and August 2022 income was \$99.95. July's expenses were \$9,231.72 and August's were \$2,529.28. **Year-to-date 2022 income** was under projected budget by \$860.35, expenses were over budget by \$8,407.21. Cindy said she would send out the excel spreadsheets that have comments built into the spreadsheet.
- The First Internet Bank account as of 7/29/2022 at \$23,368.45 and as of 8/31/2022 was \$23,392.14. The Coastal States Bank as of 7/29/2022 was at \$15,344.11 and as of 8/31/2022 was at \$12,891.09. This produced a total, as of 7/29/2022, of \$38,712.58 and as of 8/31/2022 of \$36,283.23. Operating Funds as of 7/29/2022 were \$17,403.43 and as of 8/31/2022 were \$14,950.41. The reserve Fund as of 7/29/2022 was \$21,309.13 and as of 8/31/2022 was \$21,332.82. This produced as total as of 7/29/2022 of \$38,712.56 and for 8/31/2022 of \$36,283.23.

- **Review of the spreadsheet issues:** They are fixed.

- **Status of Assessment Collection:** No change.

- **Copies of liens on 2021 delinquent properties:**

Cindy and Ron will be meeting with the attorney, Chuck Weisman, to review a couple issues and will pick up copies of the liens, for the Secretaries records. Need to review with the attorney our liability insurance needs. What happens if someone gets hurt at the tennis/pickleball courts or anywhere on the property? Review with the attorney our liability for car damage that occurred at the parking lot. Another issue is how/what are the options to have the courts resurfaced and how it could be financed?

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

- **Landscape:** Latest bill has been paid.
- **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 nothing is new.
- **Pickleball/Tennis Committee update:** Ron reported that nothing is new.
- **Replacement of the Tennis Court camera:** Cindy reported that the camera is under warranty, but it is on back order. Custom will replace as soon as they receive the camera.
- **Status review of the security camera video:** Suzanne not at the meeting to provide an update.

Other Business:

Reserve analysis: Jay has been updating the cost numbers.

Resurface estimate for the tennis/pickleball courts: Ron provided an estimate from Talbot Tennis for \$23,952.00. This estimate is good for 60 days from 7/28/2022. A discussion took place to see if there were other contractors that could provide estimates. Ron and Sheri will investigate.

Other repairs estimated cost and year to be completed: Jay said that this is in the reserve analysis that needs to be completed.

Increase/special assessment – to complete repairs: Cindy and Ron will be reviewing with the attorney and report back to the Board at the next meeting.

Communication to members: To be decided.

Water Cooler issue: Butler Plumbing was called by Jim to look at the cooler. They will be on site Monday afternoon 9/12/2022 to review.

Broken Table in the pool area: Norma our cleaner reported that a small table was broken, and the top thrown into the wooded area. Norma placed the legs in the storage room. Jim will repair if the top is found.

Vandalism in the pool area/bathrooms: No discussion.

Signage: Jim reported that he placed No Smoking adhesive lettering on the gate sign.

2020/2021 Audit process/Status: Cindy reported that she is working on getting the information together to send to the auditors.

Keypad lock for the storage room: Cindy reported that a new lock was placed on the storage room, and the code was set to the pump room code. Emergency keys are in the pump room. Jenny's Pool Plus and Norma our cleaner will have a code set for them. Cindy will let them know what their code would be.

2023 Draft Budget Timeline: Need to have completed by mid-December or 30 days before the invoices are sent out.

2022 Board Meeting schedule: A new **2023 meeting schedule** was sent out and provided for review. The Annual meeting was set for Saturday, February 25, 2023, at 10AM. Jim will provide this schedule to the scheduling office so the location for the meetings can be finalized.

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

Next Meeting:

- Our next regular Board meeting is Sunday, 10/16/22 @ 4pm at The Plantation House.

Respectively submitted,

James B. Slavetskis

Secretary, CPPA