

CROOKED POND POOL ASSOCIATION (CPPA)
Minutes of the Annual Meeting
February 24, 2024

Board/Directors/Committee Members Present:

Suzanne McClure, Treasurer	Jay Owen, Vice President
Ron Zmuda, President	James Slavetskas, Secretary
Sherri Linscott, Board Member	

Crooked Pond Residents Present:

See the attached 2 sign-in sheets. 19 people in total.

Call the meeting to Order:

Ron called the meeting to order at 10:00am and welcomed everyone.

Purpose of the meeting:

Ron reviewed the purpose of the annual meeting, which is based on the Covenants and By-Laws. This is an informational meeting only. He requested that all attendees please be sure that they sign in. The email address for Crooked Pond Pool Association is hhiCrookedpondhoa@yahoo.com. All documents are posted to the web site www.crookedpond.net

Nominating Committee:

Jim said that the Board had 2 applications, one for Jacki Palanzi and one for Jeff Weber. Jeff Weber removed his application once he found out that the Board meets on Sunday late afternoon and was not able to make the meetings this year. The Board reviewed Jacki's application and said that she would be a good fit for the auditors committee. Once she accepted this position, she could not be on the Board due to a conflict of interest.

2024 CPPA Board of Directors:

At the board meeting (February 24, 2024, right after the Annual Meeting) the Board will make official the following Board members for the 2024-25 season and vote officers into their positions:

- James Slavetskas
- Sheri Linscott
- Suzanne McClure
- Jay Owen
- Ron Zmuda

Treasurer's Report: (Suzanne)

Suzanne had a handout which was located at the sign in desk:

1. CPPA Calendar Year 2024 Budget

2023 Budget vs Actuals:

Suzanne reviewed the 2023 Statement of Income and Expenses. It will be posted on the web site. Suzanne mentioned that the audit committee reviewed the financials, and a report was provided. This will be posted to the web site once the Board has reviewed it.

2024 Budget:

The Board sent out the 2024 budget with the invoice for the assessment. There was a discussion between some of the attendees. It was noted that one couple was not happy that the new assessment was not lower than \$260.00 per property. They thought that it was going to go back to the old assessment value. The Board provided an explanation of the need to keep it at the voted upon level. It was also shared that there are several larger expenses that need to be considered in future years. Jim provided an example of replastering the pool shell. He said that it was last done in 2016 at about \$25,000. This included some water line tiles that needed to be replaced. The life expectancy of this is 10-12 years.

Ron - Calendar Year 2023 Recap items:

- The website is: www.crookedpond.net. All information about CPPA is listed on the website including the Board meeting schedule and minutes, financials, and important documents such as insurance policies, Covenants, By-Laws, and pool rules. You can send messages to the CPPA Board from this website.
- Resurface the Tennis/Pickleball courts.
- Added mulch to the front of Tennis/pickleball entrance area.
- Repaired the gate & closure for tennis/pickleball courts.
- Replaced the squeegee and made a hangar at the pump building.
- Continued the use of the fobs.
- Added cable locks for the benches.
- Continued the pool deck and bathrooms open all year.
- Bathrooms cleaned once per week from April 1 – October 31.
- Bathrooms cleaned once bi-weekly November 1 – March 31.
- Continued the use of code for the bathroom locks.

Ron – Plans for Calendar Year 2024 and beyond:

- Pool deck resurfaces and various tile and handle repairs (2024/2025)
- Repaired the fence where a tree fell on it (Feb 2024)
- Parking lot repair, sealing and stripping (possibly 2025)
- Possible fence replacement for area not replaced (possible 2024/2025)
- Replaster the pool after 10-12 years from installation of 2016 (2026-2028)

Jim – Schedule of Board meetings for Calendar Year 2024:

- Handouts were supplied at the sign in table.

New Business:

- A general discussion occurred about the budget and the reserve analysis.

The meeting was adjourned at 10:27am.

NOTE: Right after the end of the annual meeting a Board meeting would be held to elect Officers.

Respectively submitted,

James B. Slavetskias
Secretary, CPPA

Chip Board #1

2024 Crooked Pond Pool Association Annual Meeting

2/24/2024

	Name	On Site	Address	Phone	email
1	Jacqueline Emery	✓	54 Crooked Pond		JAC&NET.NE.EMERY@ROUSEB.NET
2	Steve Emery				
3	Jim Jumper	✓	15 Sweetwater Ln		JimJ.usa@outlook.com
4	Sheri Linscott	✓	42 Edgewood		silinscott@gmail.com
5	Gloria Lane	✓	50 Crooked Pond	813-422-0423	gloriac@icloud.com
6	Jean Lerher	✓	3 Reflection Cove Ct		JEANLER@windstream.net
7	Sue Graf	✓	4 Twisted Cay		
8	Beth Fairbank	✓	1 Sweetwater Lane		bfairbank@gmail.com
9	Anna Brooks	✓	20 Stillwater Lane		adshillman@gmail.com
10	Sherry Westfield	✓	8 Twisted Cay		sruwester@gmail.com
11	Jacqueline Palanyi	✓	9 Stillwater Ln		jpalanyi@rush.com
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Chip Board #2

2024 Crooked Pond Pool Association Annual Meeting

2/24/2024

	Name	On Site	Address	Phone	email
1	Suzanne McCusker	✓			
2	Ron Zmuda	✓			
3	Tim Scambias	✓			
4	RAY COWEN	✓			
5	BRUCE HUESTER	✓			
6	Carol Huester	✓			
7	Georganna Hampton	✓	9 Bowline Bay Ct		redhceat@gmail.com
8	Deborah Koch	✓	3 Bowline Bay Ct	802-229-3119	ddkoch@gmail.com
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