

CROOKED POND POOL ASSOCIATION (CPPA)
Minutes of the Annual Meeting
February 26, 2022

Board/Directors/Committee Members Present:

Cindy Taylor, Treasurer	George Westerfield, Board Member
Ron Zmuda, Vice President	James Slavetskaskas, Secretary
Sherri Linscott, Nominee	Suzanne McClure, Nominee (Zoom)

Crooked Pond Residents Present/Zoom:

See attached 2 sign-in sheets.

Call the meeting to Order:

Cindy called the meeting to order at 10:07am and welcomed everyone.

Purpose of the meeting:

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

Thank You:

Cindy - Thanked Cord Middleton and George Westerfield for their loyal and unselfish service to the Board. Cindy read a letter from Cord relative to his leaving the Board since he was not able to attend the meeting.

2022 CPPA Board of Directors:

At the board meeting (March 6, 2022) following this annual meeting, the Board will make official the following Board members for the 2022-23 season and chose officers:

- Doug Coffelt
- Cindy Taylor
- James Slavetskaskas
- Sheri Linscott
- Suzanne McClure
- Jay Owen
- Ron Zmuda

Treasurer's Report: (Cindy)

In the Annual Meeting handout package, there were two financial sheets for your review:

1. CCPA Calendar Year 2021 Budget vs. Actuals
2. CPPA Calendar Year 2022 Budget

2021 Budget vs Actuals:

Cindy reviewed some of the line items in this 2021 financial sheet.

The budget for CY 2021 ended with a positive net income of \$5,161.41. Expenses were \$2,780.41 below budget. In reviewing the bank information, it showed \$23,301.68 in the First Internet Bank and \$2,272.90 in the Coastal States Bank account.

Cindy discussed the expenses and noted that We are keeping the pool area open throughout the year. Swimming is restricted from November 1 until April 1. Cleaning service/Garbage is removed twice per week during the on season and 1 time per week during the off season.

2022 Budget:

Cindy utilized the previous year's history for projecting the new 2022 budget. Electricity expense went down due to Ron Zmuda's (Board Member) suggestion to only run the pool pumps 10-12 hours per day when the pool was closed for swimming. This budget was established with \$47,170.14 for expenses, which includes a 10% reserve of \$5,050.14.

Cindy - Calendar Year 2021 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.
- New security system – Fobs seems to be working well. It helps restrict the use of the facilities to members and their guests. The Fobs will be activated past the existing deactivation date of March 31, 2022, once the member pays their assessment.
- New pool pumps due to failure of the pumps. Upgraded to current code.
- New electrical service panel
- New bathroom light fixtures
- New outside building motion sensitive and photocell controlled

- New exhaust fan in the pump room
- Added new rigid insulation in the pump room
- New security system, cameras and fobs
- New wall mounted water cooler
- Pickleball squeegee
- Replaced the old picnic table and added 2 more
- Added another bench in the pickleball/tennis area
- Continued use of the welcome letter containing information about the Crooked Pond neighborhood sent to new property owners.
- An additional bench was purchased and installed on the pickleball side of the courts.
- Continued the pool deck and bathrooms open all year.
- Bathrooms cleaned twice per week from May 1 – until Labor Day.
- Bathrooms cleaned once per week after Labor Day – April 30th.
- Continued the use of code for the bathroom locks.

Cindy – Plans for Calendar Year 2022:

- Paint the pool building, interior of bathrooms and exterior, except the metal roof.
- We have a new cleaning company – Low Country Special Touch Services
- Create a pickleball/tennis Committee to review policies and capital improvements
- Properly clean the court surfaces
- Add pickleball/tennis gate closure
- The need for pool deck resurfaces (possibly 2022 – 2023)
- Parking lot repair, sealing and stripping (2023 = 2024?)
- Resurface the pickleball/tennis courts (2023 – 2024?)
- A new picnic table will be purchased and placed in the same location as the old one.
- A schedule of Board meetings was attached in your handout and placed on the website. New Board members are encouraged to volunteer to be a Board member, and everyone is encouraged to attend Board meetings.

Jim – Schedule of Board meetings for Calendar Year 2022:

- Handout was supplied at the sign in table.

New Business:

- It was suggested that a scheduling application be used to establish reserve times on the courts.
- Question was asked if the courts are blown off each morning. The answer was no.
- Pickleball/Tennis Committee to be established to review policies, court needs and scheduling applications. The following members have volunteered:
Sherry Westerfield
Sheri Linscott
Ron Zmuda
Carol Pollard-Huester
Jean Lerner
Jeff Wright
Suzanne McClure

The meeting was adjourned about 11:03am.

NOTE: At the end of the meeting Bruce W. Huester, (828) 406-5306, came up to Jim and volunteered himself and his pickup truck in case help is needed at the Facility.

Respectively submitted,

James B. Slavetskis

Secretary, CPPA