

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 9/19/21 @ 4:00 pm **Location:** Spring Lake Pavilion

Attendees:

Cindy Taylor, Treasurer

Jim Slavetskas, Secretary

George Westerfield, Board Member

Jay Owen, Board Member

Ron Zmuda, Vice President

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

August Meeting Minutes: Jay made a motion to accept the minutes of 8/8/2021. George seconded the motion and all approved.

August 2021 Financials:

- **Budget:**
 - Cindy produced two financial reports. One showed August's budget vs. actual along with total Calendar Year and another displayed all months for comparison. Cindy reported that **August 2021 income** was above budget by \$181.64. August's expenses were over budget by \$1,216.04. **Year-to-date 2021 income** was under budget by \$262.19, expenses were \$3,622.18 under budget and net income was over budget by \$3,359.99.
 - The First Internet Bank account is at \$28,264.72 and the Coastal States Bank is at \$17,100.35 for a total of \$45,365.07. Operating Funds are \$29,210.48 and the reserve Fund is \$16,154.59 for a total of \$45,365.07.
- **Status of Assessment Collection:** There are 4 properties still outstanding. These properties were sent by Cindy to the attorney for collection and placing a lien on the property.
- **Pool & Tennis/Pickleball Courts:**
 - **Landscape:** George did not have anything new to report.
 - **Irrigation/water System:** Jim will reset the irrigation system to 1 time per week, and after December 1, 2021, Jim will shut the system off until spring time.
 - **Security System/fob/camera:** Cindy will reset the Fob time the pool is open from 7:30am to 7:00pm.
 - **Pump Room – Insulation:** Ron said that the insulation is installed.
 - **Pickleball update:** Ron requested to obtain a roller squeegee for removing water off the courts after it rains. He will check out the price to obtain and get back to the members.
 - **Gate Closure:** A discussion took place about the gate remaining open even after members leave the courts. The gate also catches on the grass area once fully open. Jay will review an auto closure and report back to the Board. The CPPA will probably need to hire a fence group to install the closure.

Other Business:

- **Safety Issue:** Floating devices in the pool were discussed but were tabled until Cord could be at the meeting since he has the lead on this issue.
- **Pool Building Issues:**

Electrical Panel replacement schedule: It is presently scheduled for Tuesday, 9/21/2021 at 9am. Cindy will send a memo out to members about the closing of the pool for that day. The outside lights will be replaced, and a motion sensor activation device installed. The bathroom light fixtures will also be replaced with new LED fixtures.

Pool Pumps: The exact duplicate pumps were ordered by Jenny's Pools Plus but would not be delivered until at least Wednesday, 9/22/2021.

- **Pool Inspection Report:** Pool inspection report of 8/4/2021 shows a cracked tile on the deep end of the pool at the 5' marker. This infraction is a non-compliant issue but one that does not shutdown the pool. Cindy requested that Jenny's Pools Plus replace the tile, but this must wait until the pool is closed and the water level lowered to below the tile area. No water can touch the thin set or grout for about 2 weeks after the tile is replaced. Cindy will request the materials that Jenny's Pools Plus will use so an exact cure time is noted.
- **2022 Draft Budget:** The Board members discussed the need to add into the draft budget the following items:

Pool Building Exterior & Interior painting. Jay remarked that painting should be completed every 7 years or so. The paint is beginning to look worn, and we need to protect the wood for longevity of the building siding.

Re-surface/caulk/painting of the pool deck. A discussion took place and it was suggested to ask Jenny's Pools Plus who is a contractor that could do this work and determine a cost estimate for consideration.

Parking lot repair/sealing/stripping. Last year we had an estimate of somewhere in the \$5,000.00 range. We should get an updated price estimate for consideration.

Pool Gate Signage. A replacement cost could be estimated but first a review of the exact items that should be placed on the sign. A review will take place.

Tennis Court surface replacement. this is one item that will need to be planned for over the next 2 or 3 years. We will look at the cost placed in the reserve analysis and Ron will do some background work on other courts that have been re-done in the area. It was talked about to have 1 tennis court and 2 pickleball courts as a possibility when the surface is re-done. This needs more consideration, discussion, and review.

Review other items in the reserve analysis. We need to look at the other items and determine a priority and possible time line for consideration of other items.

- **Updated meeting schedule:** The Board members requested that the Board meeting of October 3rd be moved to the 17th, Jim will see if either the Plantation House or the Spring Lake Pavilion was available for the meeting. Jim will contact the scheduling office and send out a new schedule with updated Board meeting locations.

Meeting Adjourned: Ron made the motion to end the meeting and Jim seconded it. All were in favor. The meeting was adjourned at 5:40pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 10/17/21 @ 4pm. Meeting changed from the 3rd to the 17th. Location will be sent out to the Board members.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA