

## Crooked Pond Pool Association Board Meeting Minutes

**Meeting Date/Time:** Sunday, 10/17/21 @ 4:00 pm      **Location:** Plantation House

### **Attendees:**

Cindy Taylor, Treasurer

Jim Slavetskias, Secretary

George Westerfield, Board Member

Jay Owen, Board Member (By Phone)

Ron Zmuda, Vice President

**Call to Order:** The meeting was called to order by Cindy at 4:20pm.

**September Meeting Minutes:** Jim made a motion to accept the minutes of 9/19/2021. Ron seconded the motion and all approved.

### **September 2021 Financials:**

- **Budget:**
  - Cindy produced two financial reports. One showed September's budget vs. actual along with total Calendar Year and another displayed all months for comparison. Cindy reported that **September 2021 income** was above budget by \$490.81. September's expenses were under budget by \$171.43. **Year-to-date 2021 income** was over budget by \$228.62, expenses were \$3,793.61 under budget and net income was over budget by \$4,022.23.
  - The First Internet Bank account is at \$28,274.01 and the Coastal States Bank is at \$14,777.30 for a total of \$43,051.31. Operating Funds are \$26,887.43 and the reserve Fund is \$16,163.88 for a total of \$43,051.31.
- **Status of Assessment Collection:** There are 3 properties still outstanding. The attorney received the information, from Cindy on the 3 properties, and he will send out a letter notifying the property owners that they are delinquent, and that a lien will be placed on the property.
- **Pool & Tennis/Pickleball Courts:**
  - **Landscape:** George did not have anything new to report. Cindy mentioned that weeds have been growing in the pool area ferns. Jim will take pictures and send to Jerry's Landscaping.
  - **Irrigation/water System:** Jim reset the irrigation system to 1 time per week, and after December 1, 2021, Jim will shut the system off until springtime.
  - **Security System/fob/camera:** Cindy will reset the Fob time that the pool is open based on approximately sunrise to sunset time.
  - **Pickleball update:** Ron obtained a roller squeegee for removing water off the courts. Ron also mentioned that he checked on some pricing to resurface the tennis/pickleball courts and said that it would be about \$20,000.
  - **Gate Closure:** The gate catches on the grass area once fully open. Jim will remove the grass and surface soil to keep the gate from catching on the grass. Jay will resend info on the gate closure. The CPPA will probably need to hire a fence group to install the closure.

### **Other Business:**

- **Safety Issue:** Floating devices in the pool were tabled until Cord could be at the meeting since he has the lead on this issue. Cindy will look into completing a survey with members to determine if any members have issues in regards to the pool.
- **Pool Building Issues:**

**Electrical Panel replacement:** The invoice was received from Oceanside Electrical for the installation. Ron and Jim met with Oceanside at the pool to review the work that was completed. Through a miscommunication Oceanside installed the 200amp service rather than the 100 amp. In reviewing the installation, the contactors that feed the electrical motors for the pumps were chattering and needed to be replaced. Oceanside said they would replace the contacts on Saturday after our review for no charge due to the miscommunication. Therefore, the increased electrical panel size did not cost the CPPA anything. It was estimated that the new contactors would have cost about \$195.00 total installed cost. Jim motioned to have the Oceanside invoice approved for payment and Rob seconded. All were in favor. Cindy will process the Oceanside invoice of \$3,521.00 for payment. This invoice also included a new digital time clock, the new LED light fixtures in the bathrooms as well as the new photocell controlled and motion sensor LED lights on the outside of the building. These new lights replaced the old non-working lights.

**Pool Pumps:** The exact duplicate pumps were ordered by Jenny's Pools Plus, but the delivery of these pumps has been held up due to shipping issues. As soon as Jenny's Pools Plus receives the new pumps, they will install them.

- **Pool Inspection Report:** Pool inspection report of 8/4/2021 shows a cracked tile at the deep end of the pool on 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. It is thought that No water can touch the thin set or grout for about 2 weeks after the tile is replaced. Cindy will request the materials specification that Jenny's Pools Plus will use so an exact cure time is noted. The pool will be closed starting December 1, 2021. The area around the pool will remain open for the use of the bathrooms.

- **2022 Draft Budget:** Cindy passed out a proposed 2022 budget for review and comment. Jim also provided the reserve analysis that was completed previously by Bob White. The Board members discussed the need to add into the draft budget the following items:

Pool Building Exterior & Interior painting, the paint is beginning to look worn, and we need to protect the wood for longevity of the building siding. Jim thought that this should be able to be completed for about \$3,500. This was added into the 2022 budget.

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. This was not added into the 2022 budget at this time.

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 once this is placed into a budget. This was not added into the 2022 budget at this time.

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 did some background work on other courts that have been re-done in the area and estimated roughly that it would be about \$20,000 to resurface the courts.

The draft budget would be updated by Cindy and sent out for additional review. A final budget vote would take place at the November Board meeting.

- **Annual Meeting date:** The Board set the annual meeting for Saturday February 19, 2022. Jim will draft an agenda and send out to the Board for review and comment.

**Meeting Adjourned:** Jim made the motion to end the meeting and Ron seconded it. All were in favor. The meeting was adjourned at 6:03pm.

**Next Meeting:**

- Our next regular Board meeting is Sunday, 11/7/21 @ 4pm at the Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA