

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 7/10/22 @ 4:00 pm **Location:** The Plantation House

Attendees:

Cindy Taylor, Treasurer

Jim Slavetskias, Secretary

Jay Owen, Vice President

Ron Zmuda, President

Suzanne McClure, Board Member

Sheri Linscott, Board Member

Call to Order: The meeting was called to order by Ron at 4:00pm.

June 12th Meeting Minutes: Suzanne made a motion to accept the minutes. Jay 2nd the motion and all approved.

June 2022 Financials:

- **Budget:**
 - Cindy produced two financial reports. It showed June's budget vs. actual along with total Calendar Year. Need to correct dates on the headers. Cindy reported that **June 2022 income** was under projected budget by \$803.01. June's expenses were over the projected budget by \$1,406.05. **Year-to-date 2022 income** was under projected budget by \$299.06, expenses were \$2,971.21 over budget. Suzanne brought up that she feels there is an error in the spreadsheets. She will work with Cindy to resolve.
 - The First Internet Bank account is at \$23,352.74 and the Coastal States Bank is at \$24,125.79 for a total of \$47,478.53. Operating Funds are \$22,779.11 and the reserve Fund is \$24,699.42 for a total of \$47,478.53.
- **Status of Assessment Collection:** 5 payments were received in June. Cindy sent a reminder letter out on July 9, 2022. There are 9 properties that need to pay their 2022 assessments.
- **Copies of liens on 2021 delinquent properties:**
Jim requested copies of the liens so that they are part of the Secretary's file. Cindy will obtain copies from the attorney and send to Jim. If these same people do not pay their 2022 dues Cindy will check with the attorney to see if they need to be modified for the additional amount.
- **Pool & Tennis/Pickleball Courts:**
 - **Landscape:** Jim called Jerry's Landscape to have the shrubs around the pool trimmed. Jerry started to trim but only completed the outside shrubs around the pool. Suzanne mentioned that they have not picked up the trimmings from around the tennis/pickleball courts. Jim said he would call again.
 - **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 the spare fobs were removed from the pump room since she is back in town.
 - **Pickleball/Tennis Committee update:** Ron reported that the pickleball nets need to be replaced. Jim motioned to replace the nets and Sheri 2nd the motion. All were in favor. Ron was going to email the company that built the pickleball courts at Port Royal and see if they could provide some estimate to rebuild our tennis/pickleball courts. There was a discussion on various layouts for new courts.

- **Gate Closure:** It was noted that the gate sometimes does not close all the way to be sure the magnetic lock picks up. Ron will adjust the mechanism to close faster so that the lock will pick up. It might be that the tube moves as you open the gate. Will review for possible solutions such as a foam pad placed on the tube.
- **Replacement of the Tennis Court camera:** Cindy reported that the camera is under warranty but if on back order. Custom will replace as soon as they receive the camera.
- **Status review of the security camera video:** Suzanne said that she tried to open the program to look at the data but was having difficulty with it. She found it to work when she was in the meeting. She will work with Cindy and Custom Security.

Other Business:

Issues on the complex:

Status Tree Trimming and removal: Sheri reported that the trees have been trimmed and trees were removed as well as the stumps were ground. All debris was taken away.

Reserve analysis committee: Jay requested that the old Reserve analysis be sent out to him so he can review the cost numbers and possibly update the costs. Jim will send out to all Board members.

Signage: Sign at the gate needs to be reviewed. Jim will obtain a sticky “No Smoking” and place on the existing sign.

2020/2021 Audit process/Status: Cindy reported that 2020 data is complete, and she will send off to the auditors.

Keypad lock for the storage room: Cindy suggested that a key pad lock just like the pump room be installed on the storage room door. Jim made a motion to obtain the lock which will match the color of the bathrooms. Jay 2nd the motion and all were in favor. Cindy will order and have Les install the lock. This will be coded to our cleaner’s code number. All the locks will have the same key for backup if the battery goes dead.

2022 Board Meeting schedule: No new updates.

Meeting Adjourned: Jay made the motion to end the meeting and Suzanne 2nd it. All were in favor. The meeting was adjourned at 5:20pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 8/7/22 @ 4pm at the Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskis

Secretary, CPPA