

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 4/05/20 @ 5:00 pm **Location:** Virtual at Zoom.com

Attendees:

Cindy Taylor, President

Bob White, Treasurer

Jim Slavetskias, Secretary

Jay Owen, Board member

George Westerfield, Board Member

Ron Zmuda, Board Member

Les Taylor, CPPA member

Call to Order: The meeting was called to order by Cindy at 5:00pm.

March & Annual Meeting Minutes: Bob motioned to accept the 3/8/2020 minutes. Jay seconded and all approved. The annual meeting minutes were sent out to all board members prior for review. All approved the annual meeting minutes.

March 2020 Financials:

- **Budget:**

- Bob reported that **March 2020 income** was below budget by \$3,373.79, expenses were under budget by \$50.76. Bob did note that on April 2nd he had a deposit which brought the actual number more in line with the budget. He also noted that the insurance was paid in March vs. February. **Year-to-date 2020 income** was under budget by \$3,654.61, expenses were \$2,251.57 under budget and net income was under budget by \$1,403.04.
- The operating account has \$32,301.24 and the reserve account has \$23,004.98. The March 2020 financial report will be updated by Bob, budget vs actual, and sent to Cindy. Cindy will post to the website. Bob mentioned that he was going to keep about \$2,000.00 in the Coastal States bank checking account.

- **Status of Assessment Collection:** As of 4/3/2020 - 33 properties have not paid which amounts to \$5,735.80.

- **Reserve Analysis:**

Bob told the Board that the CPPA will go negative in 2026 based on the fact that a re-surfacing of the Tennis Courts was scheduled to take place. We will continue to review the status of the surface of the courts and determine if this project would be needed at that time. If it is needed then a special assessment would most likely be required.

- **2019 Audit:**

Bob said that Jim Jumpeter and Tom Stepke have all the documents and are proceeding with the 2019 audit.

- **Property Address:**

Bob reviewed the property address for the Crooked Pond Pool Association Facility. According to the county maps there are two – 16 Crooked Pond Drive properties. The Crooked Pond Pool Association is labelled on the site as 16A. But according to the maps there is no 16A. Cindy and Bob will review with the attorney when they meet on the covenants.

- **Insurance:**

Jim received back from Carolina Heritage Insurance that the policies that we have are within line. No additional quotes were received. Jim had sent out the email received from Carolina Heritage to all Board members. The Board requested that Jim obtain new written quotes for the latest insurance policies.

Pool & Tennis/Pickleball Courts:

- **Tennis Courts:** The second lock is installed. 12"x12" pavers have been placed below the picnic table legs to keep them from sinking in the ground.
- **Landscape:** George reported that all is good with the landscaping. Shrubs are trimmed and the sago palms look good.
- **Irrigation System:** No new information presented.
- **Pool operation and service contract:** Ron reported that, since the pool is not opening as scheduled, the pool pump timer has been set for the pump to come on at 8am and go off at 6pm until the pool is opened. There was a discussion on the chlorine shed relative to the doors being broken and the surface plywood that covers the backwash tank. Cindy will request the Pool Company to review. Cindy said that they will order a new shed and have the Pool Company coordinate the disconnection and reconnection of the chlorinator.
- **Pool deck resurfacing:** It was determined that the pool deck does not need to be re-painted at this time. We will wait until the fall to review and determine a course of action.

Covenants and By-Laws Review Committee:

- Cindy said that this is on hold with the attorney due to the Covid-19 issue.

Pool Furniture Replacement:

- Bob provided the Board with an update on the delivery of the new pool furniture. It is supposed to be shipped on Monday, 4/6/2020 and delivered to site on Tuesday, 4/7/2020. Bob was not sure how solid these dates were. Bob requested that if the company will not take the cardboard back that he has the authority to pay them to take the cardboard back with them. Bob/Judy will need to pay the entrance fee for the delivery company. They will be reimbursed for this expense. Jay motioned to give Bob the ok, Jim seconded and all agreed. Ron will call St. Francis to determine if they can pick up the old furniture. He was not sure at this point since St. Francis is closed due to the Covid-19 issue.

Other Business:

- The pool is closed due to the covid-19 issue. We will follow what the HHPPOA decides for the Spring Lake Pool. The pool is chained off and pad locked at this time.
- A discussion took place on whether to keep the Tennis/Pickleball courts open or closed. There was a consensus to follow the HHPPOA Spring Lake Tennis Facility which is now open only to singles play. Cindy will update the website with guidelines emailed previously to owners by the HHPPOA regarding Spring Lake tennis court use.
- Bob will provide Cindy with a Statement of work for the Landscaping needs and a handy man. Jim will send out an RFP to 2 companies for quotes.

Next Meeting:

Our next regular Board meeting will be Sunday, 5/17/20 @ 5pm; Jim has reserved The Plantation House and will pick up the key. If the Covid-19 issue is not resolved relative to group gatherings, we will meet by a virtual Zoom.com meeting.

Meeting Adjourned: Jim motioned to end the meeting and Jay seconded it. All were in favor. The meeting was adjourned at 6:10pm.