

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 11/6/22 @ 4:00 pm **Location:** The Plantation House

Attendees:

Jim Slavetskias, Secretary

Ron Zmuda, President

Jay Owen, Vice President

Cindy Taylor, Treasurer

Suzanne McClure, Board Member

Call to Order: The meeting was called to order by Ron at 4:03pm.

October 11th Meeting Minutes: Jim made a motion to accept the minutes. Jay 2nd the motion and all approved.

October 2022 Financials:

- **Budget vs Actual:**
 - Cindy produced and sent to all Board Members prior to the meeting two financial reports. It showed budget vs. actual along with total Calendar Year. She also sent along a copy of the First Internet Bank and Coastal States bank statements for October. **October 2022 income** was \$38.83. October's expenses were \$2,046.45. **Year-to-date 2022 income** was under projected budget by \$812.25, expenses were over budget by \$6,881.05. Cindy also sent out to all Board Members the excel spreadsheets that have comments built into the spreadsheet.
 - The First Internet Bank account as of 10/31/2022 at \$23,458.52. The Coastal States Bank as of 10/31/2022 was at \$8,428.97. This produced a total, as of 10/31/2022, of \$31,887.49. Operating Funds as of 10/31/2022 were \$10,488.29. The reserve Fund as of 10/31/2022 was \$21,399.20. This produced a total as of 10/31/2022 of \$31,887.49.
 - Suzanne requested that the financials get out earlier than a few hours before the meeting.
- **Status of Assessment Collection:** 6 properties are delinquent for 2022.
- **Meeting with the attorney:** Cindy said that she made a phone call to the attorney. The attorney said that we have no legal obligation to pay for any of the expense associated with the car damage that occurred in the parking lot. He said to check with our insurance agent. Cindy checked and we are not obligated to pay for the deductible caused by the tree limb falling on the car. Cindy also asked about the legal options that we have to re-surface the tennis/pickleball courts. Cindy said that the Board should go to the members for a vote. It was not clear to the Board what was legally required and requested that we get a letter from the attorney outlining the options.
- **Copies of liens on 2021 delinquent properties:**
Cindy said that the attorney will investigate the 2021 delinquent property liens. Jim motioned that we have the attorney amend any 2021 liens with the delinquent 2022 dues that are also owed and to place liens on additional properties that are owed 2022 dues. Suzanne 2nd this motion and all were in favor. It was also agreed that the delinquent properties would be listed in the minutes of the meeting.

2021 Delinquent properties:

- 1.) 44 Crooked Pond Drive
- 2.) 2 Fishermans Bend Court

2022 Delinquent properties:

- 1.) 40 Crooked Pond Drive
- 2.) 44 Crooked Pond Drive
- 3.) 4 Edgewood Court
- 4.) 33 Edgewood Drive
- 5.) 37 Edgewood Drive
- 6.) 2 Fishermans Bend Court
- 7.) 6 Half Hitch Court
- 8.) 4 Sweetwater Lane

- **Pool & Tennis/Pickleball Courts:**

- **Landscape:** Jerry's Landscaping cut the shrubs around the pool deck and pulled most of the weeds.
- **Irrigation/water System:** Jim stated that it is set for 1 time per week and starting December 1st shut the system down.
- **Security System/fob/camera:** Cindy reported to the Board that the camera on the tennis/pickleball court fence was replaced under warranty and is now working. Cindy said that in August the turret camera on the pool house was not functioning. The Security group replaced the turret camera on the pool house without the approval and sent an invoice in September for the replacement. Jim motioned to have the bill paid and Ron 2nd the motion and all agreed.
- **Pickleball/Tennis Committee update:** Ron reported that nothing is new.
- **Status review of the security camera video:** Suzanne reviewed the tape but could not see any vandalism. The date stamp on this tape was off by a number of days.

Other Business:

Reserve analysis – projects to be completed in 2023: Jim updated the construction cost data for the reserve analysis and adjusted the start year time to better reflect the projections.

Resurface estimate for the tennis/pickleball courts: Ron provided an estimate from Talbot Tennis for \$23,952.00. This estimate also included a paragraph on how to maintain the surface every 5-7 years with the Riteway Crack Repair System. No new contractors returned calls at this point. This issue was tabled until the Board understands what they can legally do.

Other repairs estimated cost and year to be completed: The reserve analysis shows that the pool deck and the parking lot need to be addressed in 2024. It was estimated at \$6,595 for the pool deck and \$6,180 for the parking lot resurface and stripping for a total of \$12,875 that needs to be spent.

Increase/special assessment – to complete repairs: Need advice from the attorney.

Communication to members: To be decided once the Board decides where we go with the resurfacing of the Tennis/Pickleball Courts expense.

Signage: Nothing new to report.

2020/2021 Audit process/Status: Cindy said she would get the information to the auditors.

2023 Draft Budget timeline: Cindy provided the Board with a draft budget for 2023 for their review and comments. She asked that all Board members comment on the budget. Jim will get from the landscaper and the cleaning services group up dated quotes.

2022/2023 Board Meeting schedule: Nothing new.

Meeting Adjourned: Jim made the motion to end the meeting and Jay 2nd the motion. All were in favor. The meeting was adjourned at 5:30pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 12/4/22 @ 4pm at The Spring Lake Pavilion.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA