

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 7/11/21 @ 4:00 pm **Location:** Dolphin Head Rec Center

Attendees:

Cord Middleton – President – by phone

Cindy Taylor, Treasurer

Jim Slavetskis, Secretary

Ron Zmuda – Vice President

George Westerfield, Board Member

Call to Order: The meeting was called to order by Cord at 4:10pm.

June Meeting Minutes: Cord made a motion to accept the minutes of 6/13/2021. Ron seconded the motion and all approved.

June 2021 Financials:

- **Budget:**
 - Cindy produced two financial reports. One showed June's budget vs. actual along with total Calendar Year and another displayed all months for comparison. Cindy reported that **June 2021 income** was over budget by \$1,888.74. June's expenses were under budget by \$653.12. **Year-to-date 2021 income** was under budget by \$568.48, expenses were \$4,935.77 under budget and net income was over budget by \$4,367.29.
 - The First Internet Bank account is at \$28,245.52 and the Coastal States Bank is at \$26,816.75 for a total of \$55,062.27. Operating Funds are \$35,520.88 and the reserve Fund is \$19,541.39 for a total of \$55,062.27.
- **Status of Assessment Collection:** There are 8 properties outstanding. These properties are 3.3% of the assessment value. Cindy will send out an email and USPS to the owners, without an email, that their assessment is still overdue as of June 30, 2021. There will be a second penalty assessed on these outstanding properties. Once August 1, 2021, hits, the attorney will be notified, of those still outstanding and a letter will be sent to these property owners that they are in default and that the property lien process will start.
- **Pool & Tennis/Pickleball Courts:**
 - **Landscape:** George had previously placed mulch around the lantana plants. He feels that more is required.
 - **Irrigation/water System:** Jerry's Landscaping has not been responsive in getting the trimming completed around the pool and the sprinkler head repaired. Jim will try again because the other landscaping work that Jerry's completes is going fine.
 - **Security System/fob/camera:** Cindy gave an update on the installation of the new security/camera system. The system is installed and functioning. It was found that members were reaching behind the tennis and pickleball main entrance gate to obtain entry to the courts. Cindy said that Les has suggested that we utilize the existing spare plexiglass to cover the area. He could not do this on his own. Ron said he would help Les with the installation.
 - **Procedure for obtaining fobs:** The gate codes were deactivated as of July 6, 2021, except for HHP Security, Jenny's Pool Plus, Jerry's Landscaping and HH Cleaners

special codes. There were 344 fobs distributed and 4 more fobs will be distributed by Cindy this evening.

- **Pump Room – Insulation:** Ron said that he has not installed the insulation yet but will get to it.
- **Pickleball update:** Ron did not have anything new to report on pickleball.
- **Pool – Cracked skimmer lid:** Cindy reported that Jenny’s Pool Plus has ordered and installed the new lid. equipment.

Other Business:

- **Possible survey of members:** This topic will be tabled and reviewed in the November meeting.
- **Pool water main return grates:** Jim sent an email to Jenny’s Pool Plus to find out if these grates needed to be replaced after 5 years or so. Jenny’s Pool responded and said no, unless the units are cracked or broken.
- **Safety Issue:** Cord reported that large inflatable floating devices have been utilized by some families and that the kids were found jumping to them in the pool. The concern was that these devices are unstable when jumped on and that someone can fall back and injure themselves against the side of the pool. The Board members were asked to review the Spring Lake Pool rules and decide at the next Board meeting what we should do about banning these types of devices.
- **Pool Building Issues:**

Electrical Panel Corrosion: When the surge protection was installed in the main electrical panel, corrosion was observed, and it was difficult to install the breaker and leaving no spare breaker spaces. Jim recommended that we obtain quotes to either replace or rebuild the electrical panel in the Fall after the pool is shut down. Ron suggested Oceanside Electric as one contractor that the Board has used before and will set up a meeting to obtain a quote. Jim will check on getting 2 other quotes from electricians.

Exterior Lights: We do not know if these lights’ function. We will ask the electrician that potentially would be hired to review them. We were not sure if these lights are required by code.

Painting of the Pool building: Jim suggested that we look at the building paint because it is beginning to look worn. A discussion took place, and it was tabled for review later.

- **Letter, regarding, Tennis Pro teaching:** Cindy received an email from a concerned member that Royce Silvan was once again teaching at the CPPA Facility, which has caused disruption for other players. The people that were waiting for Royce, were asking the pickleball people for the code to get into the tennis court area. They did not give out the code and informed them to obtain their fobs as required by all CPPA members. An extensive Board discussion took place. The Board all agreed that the CPPA Facilities should only be used as recreational activity and not for profit or commercial activity. We reviewed the Board’s decision from the minutes of 12/2/2018 and 1/6/2019. The Board upheld the previous Boards decision to not allow teaching at the facility. It was decided that Cord, as President, should send a letter to Royce to terminate his teaching at the Facility.
- **Updated meeting schedule:** The Board members requested that Jim see if either the Plantation House or the Spring Lake Pavilion was available for the future meetings. Jim will contact the scheduling office and send out a new schedule with updated Board meeting locations.

Meeting Adjourned: Jim made the motion to end the meeting and Ron seconded it. All were in favor. The meeting was adjourned at 5:45pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 8/8/21 @ 4pm. Location will be sent out to the Board members.

Respectively submitted,

James B. Slavetskis

Secretary, CPPA