

CROOKED POND POOL ASSOCIATION (CPPA)
Minutes of the Annual Meeting
February 20, 2021

Board/Directors/Committee Members Present:

Cindy Taylor, Treasurer
Jay Owen, Board Member

George Westerfield, Board Member
James Slavetskaskas, Secretary

Crooked Pond Residents Present:

See attached 2 sign-in sheets.

Call the meeting to Order:

Cindy called the meeting to order at 10:02am and welcomed everyone. She had the Board introduce themselves.

Purpose of the meeting:

Cindy reviewed the purpose of the annual meeting, which is based on the Covenants and By-Laws. This is an informational meeting only. She requested that all attendees please be sure that they sign in. This meeting is being offered through Zoom and will be posted to the web site if all goes well with technology.

The email address for Crooked Pond Pool Association is hicrookedpondhoa@yahoo.com. All documents are posted to the web site.

2021 CPPA Board of Directors:

At the board meeting (March 7, 2021) following this annual meeting, the Board will make official the following for the 2021-22 season:

- Cord Middleton
- Cindy Taylor
- James Slavetskaskas
- George Westerfield
- Jay Owen
- Ron Zmuda

Treasurer's Report: (Cindy)

In the Annual Meeting handout package, there were two financial sheets for your review:

1. CCPA Calendar Year 2020 Budget vs. Actuals
2. CPPA Calendar Year 2021 Budget

2020 Budget vs Actuals:

Cindy reviewed some of the line items in this 2020 financial sheet.

The budget for CY 2020 ended with a positive net income of \$5,548.61. Expenses were \$4,088.93 below budget. In reviewing the bank information, it showed \$28,199.14 in the First Internet Bank and \$2,981.02 in the Coastal States Bank account. Money was moved into the First Internet Bank because of better interest.

Cindy discussed the expenses such as:

- additional cleaning services since Covid hit and, we are keeping the pool area open throughout the year. Swimming is restricted from November 1 until April 1. Garbage is removed twice per week during the on season and 1 time per week during the off season.
- A New pool maintenance services contract was awarded since Clearwater was terminated due to lack of performance and Jenny's Pools Plus was selected after a bid process. Pool expenses actual went down slightly.
- Electricity expense went down due to Ron Zmuda's (Board Member) suggestion to only run the pool pumps 10-12 hours per day when the pool was closed for swimming. A settlement check of \$480.11 was received from Santee Cooper.
- A new landscaping contract was issued to Jerry's Landscaping after a bid process. This expense was also below budget.
- Water and sewer were slightly above budget due to the increased use of the irrigation system. Previously the irrigation system was off. The new Landscape company recommended that the irrigation system for the grass areas be turned on twice per week. A rain sensor was installed to limit the use of the system when rain has occurred.
- New furniture was delivered. This furniture is slightly higher in physical height to assist older people with getting up and out of the lounge chairs.
- Some general repairs occurred: tabletop epoxy painting to refurbish the tops of the tables and to limit the deterioration of the concrete tops, New coded bathroom door locks and replacement of the plywood cover in the backwash pit area.

2021 Budget:

Cindy utilized the previous year's history for projecting the new 2021 budget. The 2021 assessment was set at \$180.00 per unit, which is a slight increase over last years. This was established with \$42,132 for expenses and a 10% reserve of \$4,213.20 for a total outlay of \$46,345.20. A question came up about the need for the phone service. It is a requirement of DHEC to have a phone line in for safety reasons.

Cindy - Covenants and By-Laws:

Cindy discussed the short-term rental situation with the use of the amenities.

Cindy will be sitting down with the attorney to discuss if Hilton Head Plantation rules are a governing part of the Crooked Pond Pool Association By-Laws.

Cindy - Calendar Year 2020 additional Recap items:

- Cindy last year created a web site for CPPA which was approved by the Board. The website is: www.crookedpond.net. All information about CPPA is listed on the website including the Board meeting schedule and minutes, financials, and important documents such as insurance policies, Covenants, By-Laws, and pool rules. You can send messages to the CPPA Board from this website.
- Internet access is now available at the pool. The network name is **CPPA-guest** with a password 19411941.
- Continued use of the welcome letter containing information about the Crooked Pond neighborhood sent to new property owners.
- An additional bench was purchased and installed on the pickleball side of the courts.
- A new second Pickleball court was established, and a new net was purchased to replace the old one.

Cindy - Plans for Calendar Year 2021:

- All CPPA members who have paid their 2021 assessment will receive two new fobs once the new security system is installed. The old gate code will exist until the new system is completed. The new fobs will be distributed at the pool area about 1 week prior to the new system being installed. This time frame and exact process will be refined and sent out to all members once a better time frame for installation is finalized.
- An additional camera will be located near the front entrance gate to the tennis/pickleball courts. Either in the tree or on a post; location needs to be field verified.
- The second gate closest to the pool area will be closed.
- A new picnic table will be purchased and placed in the same location as the old one.
- A schedule of Board meetings was attached in your handout and placed on the website. New Board members are encouraged to volunteer to be a Board member, and everyone is encouraged to attend Board meetings.

New Business:

- It was suggested that the second tennis court be stripped for pickleball. Maybe a vote for the members should be taken to determine if it should be completed. The Board will place on the next Board meeting agenda to review.
- Potential for a committee to review the financial reserve analysis and determine what the next steps are relative to tennis court replacements, other large expenses, etc. It was suggested that maybe some new Board members could take on this responsibility.
- Discussed possible picnic area in the complex.
- It was also suggested to review the steps for the short term rental situation so that large financial commitments for attorneys are limited.

The meeting was adjourned about 11:25am.

Crooked Pond Pool Association
 Annual Meeting 2/20/2021
 Sign-In Sheet

2
 Page 1 of 2

Name	ON site or virtual	Address	Phone	email
Jim Slovetskos	ON	8 Sp. 11 water Ct	607-761-5780	jbs1.vetskos@Tisc.com
George Westerfield	ON	8 Twisted Cay	843-384-2250	wester@hargray.com
Cindy Taylor	ON	11 Fishermans Bend	(518) 569-9474	LT1928@aol.com
JAY ONYX	ON	23 STILLWATER	843-263-2805	JAY@ENG1112R24D5YSYS66.com
Sherry Westerfield	ON	8 Twisted Cay	843-681-8565	wester@hargray.com
Carol Huester	ON	4 Bowling Bay	828-406-1277	tassielassie@hotmail.com
Bruce Huester	V	" " "	828-406-5306	
Sherry Wright	ON	40 Edgewood	240-750-3536	Officedawg@aol.com
Jeff Wright	ON	" "	240-654-7837	JB37@aol.com
Deborah Koch	ON	3 Bowling Bay Court	803 279 3113	oldkatch@gmail.com
CHRIS SPACE	ON	7 Clearwater Ln.	330-421-3198	spac.christopher@gmail.com
Georgann Hampton	ON	9 Bowling Bay Ct	908-305-9052	908AMPTA@HOTMAIL.COM
Todd Deal	ON	6 Twisted Cay Lane	912-678-6568	TDeal4@gmail.com
Karen Deal	Virtual	6 Twisted Cay Lane	912-678-3759	KBDeal4@gmail.com
TIM JOHNSON	ON	35 Crooked Pond Dr	301-523-9859	Meridethaj@gmail.com
ALAN COYNE	ON	29 " " "	843-298-2124	ALAN@LAKONVISON
SUE GRAF	ON	4 Twisted Cay Ln	504-357-9021	Sue.graf3@gmail.com

