

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 8/13/23 @ 4:00 pm **Location:** Spring Lake Pavilion

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Doug Coffelt, Board Member

Sheri Linscott, Board Member

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

7/9/2023 Meeting Minutes: Jim made a motion to accept the minutes. Suzanne 2nd the motion and all approved.

July 2023 Financials:

- **Budget vs Actual:**

- Suzanne produced a report and sent it out by email several days prior to the Board Meeting. The total income for the month of July was \$573.13 with year-to-date income at \$74,200.29. The July expenses were \$27,809.10 and the year-to-date expenses were \$47,122.68.
- Bank account information:
 - Coastal States - \$28,765.73
 - Internet Bank - \$19,913.19
- Accounts Receivable:
 - Current - \$700.00
 - Old - \$370.00

- **Status of Assessment Collection:** 2 properties still need to pay 2023 dues.

- **2021 & 2022 delinquent properties:** 1 lien filed on April 25, 2023. This lien needs to be filed again towards the end of 2032. This will remain in the minutes as a reminder.

2 Fishermans Bend Court

- **2023 Delinquent Properties:**

2 outstanding properties:

- 1.) 2 Fishermans Bend Court (lien was filed April 25, 2023) – nothing paid. We must tickler file this for 10 years out (end of 2032) to renew the lien prior to 10 years expiration date.
- 2.) 14 Crooked Pond – Paid.
- 3.) 40 Crooked Pond – Paid
- 4.) 56 Crooked Pond (he has promised to pay over the next few months) Paid \$100.00 this month for a total paid \$200.00 so far.

- **Other Business:**

- **Security System/fob/camera status:** Nothing new to report.
- **Update Web site and Wix editor:** There was a discussion on Yahoo vs AOL. Doug will work with Sheri and Suzanne to complete the transition to Yahoo. Sheri will remove the comment on Wi-Fi guest message since the guest Wi-Fi is not available anymore.
- **Landscaping:** Nothing new.
- **Quicken:** Suzanne will convert when she has some time.
- **Resurface completion of the tennis/pickleball courts:** The old tennis net to be disposed of and not left in the storage room. Sheri to order a new bench, which will make 4 units. Doug will secure them to the fence, so people do not slide them across the courts and damage the surface. The courts should be soft washed every 6 months to maintain the surface.
- **Modified Covenants/By-Laws Draft:** Suzanne made a motion to spend up to \$1,000 for the attorney to see what it would take to make the proposed changes for the draft covenants and aid in the rules for presenting to the membership. Ron 2nd the motion and all were in favor. The goal was to have a vote in 2024 and become effective in 2025.
- **Continuing Process & review of 2024 budget:** Suzanne sent a draft of the budget for 2024 and it was suggested to add a maintenance line item for the court cleaning every 6 months.
- **Reserve Analysis discussion:** The parking lot resurface was discussed with several options. Possibly delay for a year to 2025, repair cracks and reseal, re-do with additional parking spaces. More discussion is required to further understand the options.
- **Insurance/Appraisal:** tabled until Jay is back.

Next Meeting:

- We will meet on September 17th at The Plantation House.

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

Respectively submitted,

James B. Slavetskaskas

Secretary, CPPA