

**CROOKED POND POOL ASSOCIATION**  
**Minutes of the Annual Meeting**  
**February 10, 2018**

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**Board Members Present:**

Cord Middleton, President	Sally McGarry, Past President
Robert White, Treasurer	Stuart Cox, Maintenance
George Westerfield, Landscaping	Joyce Darveau, Secretary

**Crooked Pond Residents Present:**

Dianna Bennett	Jean & Bruce Lerner
Claudia Bristow	Craig & Sandy Merritt
Carol Cox	Elizabeth Miller
Alan Coyne	Helen Rigsbee
Richard Dillard	Julie Scovel
Susan Hicks	Jim & Kim Slavetskas
Bill & Karen Hines	Ron Zmuda
Carol & Bruce Huester	

Cord welcomed everyone to the meeting. He then asked Realtor and Crooked Pond homeowner Alan Coyne to speak about CPPA's value to our neighborhood community. Alan stated that for dues of \$170/year, CP homeowners have the use of the pool and two tennis courts. In comparison, the Rookery has a pool and no tennis courts and their homeowners pay over \$300/year.

**CPPA Board of Directors:**

Bob White explained that our By-Laws require at least 5 people on the Board. No new nominations were forthcoming from the membership via email or from the floor. Current Board members are willing to serve another year. At the Board Meeting following this Annual Meeting, the Board will elect the following for the 2018-19 season:

- Cord Middleton – Past President
- Judy White – President
- George Westerfield – Vice President
- Bob White – Treasurer
- Joyce Darveau - Secretary

Stuart Cox will remain as Director of Maintenance and Sally McGarry will rotate off the Board.

**Additional Offerings at the Pool Complex:** (for Crooked Pond homeowners only)

The Board has been looking at programs that will benefit our members and further utilize our facilities. Having the pool complex used often is also a help with security. Tennis Pro Lou Marino is anxious to create a program for adults and/or children with a portion of any fees going to our treasury for court maintenance and upkeep. Those present at this

meeting felt this was a good opportunity and that the Board should explore a trial period to ascertain community interest. The Board will continue working on this.

At one time, Christine Chaplin thought she would be interested in offering a fitness program if there were enough community interest. Many programs are offered through the POA at Spring Lake and she does not want to compete with those. The suggestion was made that there may be more interest if a Water Aerobics class was offered. The Board will follow-up on this suggestion.

A suggestion was made to use one tennis court for pickleball. An e-mail was sent out last year regarding this subject and there was not enough interest. The Board will do an informal polling of our members again this year to ascertain interest. There would be a cost involved in permanently changing out the court from tennis to pickleball. However, a trial can be done by stripping the court with tape rather than paint.

The Board is open to all suggestions that would encourage more use of our facilities.

### **Security:**

Last year a camera-operated security system was installed at the pool and tennis complex due to some problems there. The security system can be used to insure safety, security, and to enforce the rules. The Board felt this was a prudent thing to do to avoid any liability issues.

Cord showed the audience how the system works. He and others on the Board can monitor the pool area at any time. Cord also encouraged homeowners to not give out the pool access code to non-Crooked Pond residents. As has happened in the past, once the code gets out, non-CP residents start accessing our pool complex.

### **Financials:**

Bob White reported that while our By-Laws call for an outside firm to conduct an audit, the Board was able to assemble a volunteer Audit Committee comprised of CP members with financial backgrounds.

The 2016-17 Audit is done and we have received a clean bill of health. One suggestion made by the Audit Committee was to change our financials from a fiscal year to a calendar year. We have done so. That means that 2017 was a short year (March–December). Tom Stepke and Jim Jumpeter (members of the Audit Committee) will do this short year audit.

2017 expenses were used as a basis for creating the 2018 budget. The 2018 Assessment was held at \$170/year with a due date of March 31. Once the assessment is paid, the 2018 pool access code will be distributed in late March/early April either by e-mail or snail mail. Our By-Laws state that the following will occur for non-payment of assessment: (1) Late fees kick in May 31<sup>st</sup>. (2) A lien will be filed July 30, and (3) Interest will continue to accrue on the \$170 owed.

Bob stated that we have \$23,000 in our Reserve account. This account is used for major repairs. A reserve analysis says the account should be funded at 100% as it helps to prevent special assessments. We may not need a special assessment until 2026 unless something big comes up.

Our two biggest expenses are insurance and pool maintenance. We will need an insurance committee to look into our insurance needs and to also initiate a formal appraisal of our facility. We have been pleased with the maintenance services of Clearwater Pool, but they have recently raised our monthly fee from \$658 to \$715. This contract will be put out to bid.

**Maintenance:**

Accolades were given to Stuart Cox who did a commendable job before, during, and after our hurricane events. Stuart reports that there are still a few “leaners” left from the hurricane, but he hopes to get to them this year.

The pool deck will be cleaned, sealed, and cracks taken care of by CG Pools, hopefully, prior to the scheduled April 1 pool opening date. If there are rain delays, work may be impacted. Bob will not give out the new 2018 code until this work is completed. The Board will keep the membership informed.

**Landscaping:**

George Westerfield, Diane Middleton, and Stuart Cox have been working on improving the landscaping around the complex. Most of the old junipers have been removed. Two (free) Sago Palms were planted as well as lantana. A picnic table & bench were obtained from the Farmers’ Club and have been placed next to the tennis courts. It will be painted later this year.

Cord asked for any suggestions or comments from the audience; there were none. Meeting was adjourned.