

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Thursday, 6/6/24 @ 4:00 pm **Location:** Dolphin Head

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Sheri Linscott, Director

Absent:

Jay Owen, Vice President

Call to Order: The meeting was called to order by Ron at 3:59pm.

Approve minutes of 5/5/2024: Jim made a motion to accept the minutes. Suzanne 2nd the motion and all approved.

May 2024 Financials:

- **Budget vs Actual:**

- Suzanne produced a spreadsheet report and sent it out by email prior to the Board Meeting. Suzanne listed the latest month of May in this report. The total income for the month of May was \$3,089.91, with year-to-date income at \$63,458.46. The May expenses were \$2,406.04 with the year-to-date expenses at \$32,178.97. Suzanne went through the various line items.

- Bank account information May:

Coastal States – Ending balance \$37,200.47.

First Internet Bank - Ending balance \$25,379.10.

- **Status of Assessment Collection:** There is 1 outstanding property that has been paying by months. This property still owes \$77.76 by 6/30/2024.

- **Other Business:**

- **Reserve Analysis discussion/Projects 24, 25, 26, 27:** We do not know, currently, if it is possible to complete the deck resurface project this year. The latest cost to complete this work is \$20,512.00. We do not want to drain the reserve that we have at this point. This will have to be reviewed as we get closer to the end of the year. It might also have to slide into 2025. Reserve analysis was updated for new construction costs.
- **Discussion on the use of a lien or Small Claims:** This was tabled until another time, since Jay was not present.
- **Insurance Update:** Suzanne will check with the insurance companies to determine the best time for a presentation to be made to compare the insurance and insurance groups. Presentations will be made by State Farm and Assured Partners to determine who will best serve the Association. Insurances paid so far, \$5,200 plus \$837 and \$1,856. State Farm said that increasing our coverage to the appraised value would increase our costs by \$465.29.
- **Pool Hours:** Ron reviewed an email (from a property owner) with the Board. The concern was the time that the pool opened and closed. In order to keep the pool, open after sunset the pool lights and deck lights must be activated due to SCDHEC rules. It

was agreed by the Board to close the pool 30 minutes before sunset and open the pool at 7:45am. This would minimize costs for updating the lighting to meet SCDHEC rules.

- **SIGNS:** Ron will send out to the Board members a suggested sign for the pool gate for their review. Suzanne knows a group which can produce the sign.
- **Vandalism – Fence:** Ron said that the fence pipe and fabric near the pump room was damaged. Jim will contact our fence group to review and see if there is a way to fix and/or repair. Maybe a mid-line post needs to be added.
- **2024 meeting schedule:** Jim handed out the latest 2024 meeting schedule. All looks good at this point.
- **Open discussion:** Ron went to the hurricane meeting and received a handout of information. A discussion occurred relative to re-entry passes. Ron will discuss re-entry passes with the security group.

Next Meeting:

- July 7, 2024, at 4PM – Dolphin Head

Meeting Adjourned: Jim made the motion to end the meeting and Sheri 2nd the motion. All were in favor. The meeting was adjourned at 5:08pm.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA