

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 12/13/20 @ 5:00 pm **Location:** Virtual via Zoom.com

Attendees:

Cindy Taylor, Treasurer	Cord Middleton, President
Jay Owen, Vice President	Jim Slavetskis, Secretary
George Westerfield, Board Member	Ron Zmuda, Board Member

Call to Order: The meeting was called to order by Cindy at 5:02pm.

October Meeting Minutes: Cindy made a motion to accept the minutes of 11/08/2020. Jim seconded the motion and all approved.

November 2020 Financials:

- **Budget:**
 - Cindy produced two financial reports. One showed November's budget vs. actual along with total Calendar Year and another displayed all months for comparison. Cindy reported that **November 2020 income** was over budget by \$448.64 due to a settlement check related to the Santee-Cooper class action lawsuit. November expenses were under budget by \$5364.43 because the insurance premiums were due and paid in December. **Year-to-date 2020 income** was over budget by \$1,194.57, expenses were \$11,183.06 under budget and net income was over budget by \$12,377.63.
 - The First Internet Bank account is at \$28,179.99 and the Coastal States Bank is at \$12,531.61 for a total of \$40,711.60.
- **Status of Assessment Collection:** No change reported. Only two (2) properties remain uncollected.

Pool & Tennis/Pickleball Courts:

- **Landscape:** George reported that mulch is needed within areas of the landscaping. He will take care of it.
- **Irrigation/water System:** Jim reported on the water leak at the hose bib located near the corner of the tennis court fence facing the parking lot has been repaired; the faucet was removed and capped. Piper Plumbing repaired the leak for \$157.10. Jim noted that this water line does not come from the irrigation watering system. It must be on a separate line from the main.
- **Security System updates/quotes:** Cindy provided an update to the draft budget to reflect this commitment and expense. There was discussion about a camera to be placed in the tennis court area to provide additional security. A quote has been requested for that camera. Board members were in favor of installing better security. Further discussion about the added security is included under the 2021 Budget Process section of these minutes.
- **Pickleball update:**
Ron will obtain a cost to purchase a water removal device for use on the courts.

Other Business:

- **Pool Deck cracks/resealing:** Jay previously suggested that we monitor the cracks and review in the spring for a possible sealing of the cracks and re-coating of the deck. This remains an open item but will be removed from the agenda until springtime.

- **Parking lot concerns:** Jay clarified a quote for parking lot resurfacing from MAJ contractors. The quote was for \$4,550. This is a preventative maintenance measure that includes root grinding and should be considered to extend the life of the parking lot. No action taken at this time and will wait until mid-2021 for a review.
- **Picnic table concerns:** The existing picnic table has multiple rotten boards and serves as a safety hazard. George will remove of the old table and Les Taylor will check into the purchase of a new one from Home Depot.
- **Pool availability after 12/31/2020:** A discussion took place on leaving open the pool and bathrooms open after 12/31/2020. Jay will check to see if DHEC will allow the pool pumps to be shut down during the off hours of 6:00pm and 6:00am since the pool is not used but the deck and bathrooms are used. There was consensus among the board members that we would like the pool deck and restrooms to continue to be available for use throughout the year.
- **2021 Budget Process:** Cindy provided an updated budget for review. A discussion took place with 3 options for 2021 assessment. One was with no change to the security of the gate system for both the pool and the tennis/pickleball court area. This option had a 1.2% increase in the assessment to \$172.00 per year. The other two options were with the installation of a new security system using key fobs for entry. One option had the yearly assessment at \$185.00 (an 8.8% increase) per year and the other was at \$180.00 (a 5.9% increase) per year. Both options would use the excess net income from the 2020 operating budget. A new gate entry/security system with fobs was included in both options. The pool gate and the center gate at the tennis/pickleball courts, which currently use a punch-in code system, will both be replaced with a fob system. The second gate to tennis/pickleball courts would be permanently closed to entry or exit. After discussing the options, Jim motioned to adopt the budget with a \$180.00 per year assessment, Cindy seconded the motion, and all Board members were in favor.
- **Annual Meeting for 2021:** Jim will provide a draft Notice for the annual meeting and an agenda. The Spring Lake Pavilion has been reserved for February 20, 2021 for the Annual Meeting.
- **2021 schedule of Board Meetings:** Jim will resend a draft of proposed Board meetings for 2021. Jim will wait before reserving any space for these meetings until we determine if zoom meetings will be held until the COVID is brought into control.

Meeting Adjourned: Jay made the motion to end the meeting and Cindy seconded it. All were in favor. The meeting was adjourned at 6:10pm.

Next Meeting:

- Our next regular Board meeting is Sunday, 1/10/21 @ 5pm. A review will take place to determine if the meeting will be a virtual meeting.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA