

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 1/7/24 @ 3:00 pm **Location:** Dolphin Head

Attendees:

Jim Slavetskias, Secretary

Ron Zmuda, President

Suzanne McClure, Treasurer

Sheri Linscott

Call to Order: The meeting was called to order by Ron at 3:06pm.

12/14/2023 Meeting Minutes: Suzanne made a motion to accept the minutes after the changes. Sheri 2nd the motion and all approved.

December 2023 Financials:

- **Budget vs Actual:**
 - Suzanne produced a report and sent it out by email prior to the Board Meeting. The total income for the month of December was \$72.92 with year-to-date income at \$75,715.08. The December expenses were \$10,482.59 and the year-to-date expenses were \$70,816.31. Suzanne went through the line items.
 - Bank account information:
 - Coastal States - \$6,277.29
 - First Internet Bank - \$25,022.79
 - Accounts Receivable:
 - Current - \$0.00
 - Old – Interest and late fees Estimated at \$714.10.
- **Status of Assessment Collection:** All 2023 dues are paid except as listed below.
- **2023 Delinquent Properties:**
 - 1 outstanding property:
 - 1.) 2 Fishermans Bend Court (lien was filed April 25, 2023) – paid \$500.00 toward the balance due. Applied to the 2021 & 2022 outstanding dues. Requested to pay over 4 months. Paid another \$350.00. The remaining balance is estimated at \$714.10. The final amount will depend on what interest and penalties will be added when final payment is made. The full amount must be paid before the lien is released. We must tickler file this for 10 years out (end of 2032) to renew the lien prior to 10 years expiration date.
- **Other Business:**
 - **Review of Deck resurface proposals received to date:** Jim reviewed the spreadsheet of the proposals. He has received two (2) written proposals to date. Two (2) other companies did not respond. The cost to resurface the deck and various repairs is more than budgeted. Ron suggested another company, Diamond Pools. Jim said he would connect with them. It was discussed that we need to do a better job of reviewing our reserve cost estimates and see what we can do to bring them into today's market pricing. We will review the proposals at another meeting and decide where to go at that point.
 - **Update on Nominating Committee:** Jim provided the names of 2 people; Jacki Palanzi and Jeff Weber who submitted their names. Jeff Weber requested to remove his name

after finding out that the Board meetings at this point are held on Sunday afternoons. Jacki has agreed to be on the audit committee. The Board felt that with her accounting background this would serve our community the best at this point. Therefore, she could not become a member on the Board due to a conflict of interest.

- **Update Web site and Wix editor:** Sheri said that all is ready for 2024 information to be posted.
- **Reserve Analysis discussion/Projects 2024 & 2025:** Possible resurface of the pool deck in 2024 and Wait for the parking lot to resurface in 2025.
- **Insurance/Appraisal:** There was quite a bit of discussion on the insurance policy. It seemed there were too many uncertainties in the Assured Partners proposed policy. No payment was made to Assured Partners and no invoice/paperwork was received from them. Jim motioned to stay with State Farm and have the policy consider the new appraisal values received, if the additional premium cost was approximately \$500.00 and not \$5,000.00 above their previously quoted price. Sheri 2nd the motion and all were in favor.
- **2024 proposed meeting schedule:** Jim handed out a new draft schedule. Move the February 11th to Spring Lake and it was decided to cancel the April 14th meeting.

Next Meeting:

- We will meet on February 11, 2024 at 4:00pm – Spring Lake Pavilion

Meeting Adjourned: Jim made the motion to end the meeting and Suzanne 2nd the motion. All were in favor. The meeting was adjourned at 4:26pm.

Respectively submitted,

James B. Slavetskis

Secretary, CPPA