

Pinecrest Annual Meeting Minutes
3/29/2022, 7:00-8:00PM at Floris Elementary School

Board Members in Attendance

John Vlattas
Billy Eckhardt
Matt Alessandrino
Mark Lewis
Joe Skowronski
Vu Nguyen
Jenn Zschunke
Kevin Mallon

Board Members NOT in attendance

Dan Carney

Number of Members in Attendance: 7

Minutes

John called the annual meeting to order at 7:00pm

Debbie Perreault, our bookkeeper, confirmed 143 proxy votes were received, which is above the minimum required to conduct business. It was noted that this was the highest number of votes ever received.

Dues increase from \$450 to \$475 was passed with a 130 to 09 votes.

John asked members if we needed to review any of the 2021 meeting minutes, all in attendance agreed to move forward. All of the 2021 minutes are on the website for members to review.

John had each board member present their review of the 2021 year.

Treasurer- Billy Eckhardt

This year we consolidated multiple accounts into two (2) Wells Fargo accounts for simplification purposes. The first account is utilized for our operation expenditures, and the other contains our reserve funds. Through the consolidation process and reserve contribution from the excess operating funds from 2021 the current reserve value is \$317,786.00. The balance of the 2021 excess operating funds have been allocated to the operating budget to handle the startup costs of the pool while we wait for membership dues to arrive.

The recent improvements to the pool have begun to deplete our reserve account. Over the past 18 months we have spent over \$150,000 for improvements such as the pool resurfacing, LED lights on the tennis courts, a new funbrella, and all new deck furniture. This year's major expense will be the refurbishment of the parking lot, which will cost between \$65,000 and \$75,000. In order to replenish the reserve; the board has decided that we need to increase dues this year from \$450 to \$475. This increase is in line with

other pools in the area and we still track in the middle of the road for yearly dues for pools similar to ours. With the parking lot and pool resurfacing behind us, we will be done with major project from 5+ years to help improve our reserve.

Pool Operations- Matt Alesandrino

The Pinecrest pools (main pool and wading pool) underwent major capital improvement last off-season with the resurfacing both pools and replacing all curb pavers and underwater tiles. This off-season we replaced all pool security pole lights with LED models and add a third large deck umbrella on the slide side of the pool deck. Additionally, we are planning to have all four bathroom sink faucets replaced before the pool opens. These capital improvements cost approximately \$15,000.

Our security camera system has been maintained throughout the off-season and will continue to be used during “closed” hours once the pool opens.

The majority of our deck furniture (chairs and lounges) were replaced just before the pool opened last year. All these items were cleaned prior to winter storage and will be properly cleaned and sanitized before placement back on the pool deck.

All indications from our pool management company, NV Pools, is an on-schedule opening with no limitations.

Membership Chair- Joe Skowronski

There have been 499 memberships sold, with 1 membership offer outstanding. There are currently 15 families on the waitlist with 5 members having notified the club of their intent to sell.

Last FY (21-22), 9 memberships were abandoned for failure to pay dues. \$3,525 of unclaimed buy-back remains in our account. Only one members has contacted requesting a refund.

We will continue to send 30, 60 and 90 day letters. The 90 day letter will notify member of their abandonment.

Grounds & Maintenance- Mark Lewis

Pinecrest lawn care expenses will increase for 2022. We are continuing a regular program of aeration and over seeding to address bare spots along the front lawn. The volleyball court will get a sand and net refresh. Will be looking into treatment plans to prevent the hornets from returning to the volleyball court. Hoping that we can fund a covered pavilion between the tennis courts and pool in the near future.

Tennis- Vu Nguyen

During this past off season, all facility lights were converted to the brighter, more energy efficient LED fixtures. With the growing popularity of pickleball. Options include the use of portable nets on the third court and possibly building a permanent pickleball courts elsewhere on facility grounds. In our second season competing in the Northern Virginia Tennis League, the Pinecrest Men's Tennis Team competed in the very competitive 7B Division. We anticipate staying in the 7B for the 2022 season, which runs from May through August.

Communications- Kevin Mallon

Please save the Pinecrest email address to your address book. This will ensure the emails do not get pushed to your spam folder. We will use email as the main source of communication throughout the season

Swim & Dive- Dan Carney (Kevin Mallon presented in place of Dan who was absent)

The Pinecrest Piranha swim and dive teams had successful seasons in 2021, with dive team going 3-2 in Division 3 and swim team finishing 5-0 as division champions in Division 7 while winning the Sportsmanship Award.

Head swim coach Kevin Mallon is returning to the team in his 8th season. Emily Madden and Rebecca Gibson will be the A Team Reps, the B Reps will be Laura Manning, the Dunlavy's and Hilary Chan. The swim team will be competing in Division 6.

Dive team reps JJ Connor and Jessica Kennedy are returning this year. The Dive Team remains in Division 3 for the 2022 season. Our head coach is Evan Melnick, a Senior Diver from South Lakes.

Social- Jenn Zschunke

We had a great social summer in 2021 and are looking forward to a fun and sun-filled season this year! We'll be kicking things off with a visit from the Hershey Ice Cream Truck on June 17 and are planning for a lot of family and adult social events, including movie nights, yoga & brunch mornings, family fun days with slip & slides, trivia nights and more.

President- John Vlattas

We are informally exploring the potential idea of capital improvements to the club. The goal would be for this to be at no major cost to members other than due increase. We will be starting a membership committee to discuss these potential improvements.

It was also mentioned that the insurance for the club was increased with a larger umbrella policy.

Debbie read the results of the proxy vote for board members. Two board members will be returning (Matt Alessandrino and Vu Nguyen) with Richard Knight joining as the new member.

John adjourned the meeting at 7:51pm