



From the Board

Hello Everyone! This is Matthew McNeill from your HOA Board. I serve as Secretary and am bringing you this update from the Board as we go into a new year (which is already flying by). This Newsletter covers our Goals for the upcoming year, and updates from each of our Committees. These updates include both Achievements as well as Problems and Solutions that we have been working on. As usual, if you have any questions or concerns, feel free to email us at board@piratescovehoa.net. Thank you for reading!

Board Goals for 2022

1. **Pool Rehab Project**
 - a. This project has been in the works for some time and is of such importance for the continuation of our wonderful facilities that it is at the top of the list for our Goals this year. The project is currently planned to begin after the pool closes this year (2022), and is expected to be completed before the start of the pool season next year (2023).
2. **Policy Handbook**
 - a. Another big project we are working on is standardizing our Policies and Community Standards. This one goes hand-in-hand with the next Goal as the main reason we need to work on this is because our Documents are old and outdated, and are vague on a lot of topics. Our plan is to have a Handbook that we can publish and distribute that clearly states our community standards and violations before the year is out.
3. **Document Updates**
 - a. This is a Goal that matters to all of us, so please **PAY ATTENTION**, because we need your help. In order to update our documents, we need 75% of **ALL** the owners in Pirates Cove to vote in favor of changing them. This is very difficult to accomplish and will require us all working together. This is combined with the fact that we need Attorneys to rewrite our documents which is **NOT CHEAP**. We already have some volunteers, and are planning

on a big push later this year to accomplish this. So please be on the lookout for our Surveys and Future Meetings about this.

4. Strategic Plan for the Sports Courts

- a. This Goal is something that has been on our Resident's minds for a little while, and is something we have been working on for some time. The main issue here is the complexity of what we are allowed to act on, and coming up with the funding to act. There are a few other things that are Top Priorities at the moment, but it is on our list of important things that we are working on.**

5. Recruiting Community Participation

- a. It takes a village to make our neighborhood beautiful. We need volunteers to join the Committees and Board to make changes and work on improving our wonderful community. If you see anything in here that you have a Passion for or want to make better please reach out and let us know that you are interested in helping. YOU ARE NEEDED and I look forward to working together with you!**

Amenities Committee (Pool)

The big news here is the new contract with AquaTech. We decided to renew our contract despite the staffing issues we faced this past season (at a slightly higher rate too). This decision was made by taking into account our years of history with this company, and their familiarity with our facilities and how we like to run our pool. In our most recent Board meeting, they also presented their new system of managing shifts which will help with the personnel problems they faced last season.

This New System involves grouping multiple pools in a similar area into one working body of lifeguards. One of the main reasons for the shortages and issues we faced last season was because we had a dedicated group of lifeguards to work our pool, and because every pool had their own group of employees, each group was rather small. This meant that when a lifeguard needed a shift covered, they only had a few people they could ask to cover it, and therefore there were shifts that didn't get covered. With the new system, there will be more cross-over between facilities and greater flexibility and coverage over the whole area.

Grounds Work

For the Grounds Committee, there are two main things I want to focus on. The first is that we are actively looking for a COMMITTEE CHAIR for the Grounds Committee. You might have seen in recent news letters that Pat has moved away from our community and left

some big shoes to fill. We as the Board will continue to improve the community with Grounds projects that we see, but having a Chairperson dedicated to this most important Committee is essential to making our community continue to look beautiful, classy and welcoming.

The second thing I want to highlight is the great works we have done recently around our community. You might have already noticed some of these projects around, but if you haven't yet, then look at the pictures below to see what we have been spending some of those HOA dues on.

Maintenance and Masonry

For this Committee, I also want to highlight the many projects and improvements that we have made around the community. I also want to take a moment to appreciate the great work that Steve Swann and Tom Ketchum do to keep our residents safe and our community looking sharp!

Here is a summary of all the work this Committee has done since the last time we updated you.