

Village of Foxfire Pool Project Accountability Report

February 2026 Council Work Session

Presented by: Councilman Kevin Robbins

Opening:

Tonight is about one thing:

Nearly \$250,000 of public money.

**Almost a quarter of a million dollars has been spent on this pool renovation project.
In the past 18 Months.**

- **The pool is not open.**
- **The deck is not replaced.**
- **Significant structural deficiencies exist.**
- **And no meaningful progress has occurred since last spring.**

That is not opinion.

That is documented fact.

The Money

Here is what I know:

The original awarded work was awarded to Southern Pines Pool Service but did not include any work related to the removal and replacement of the concrete deck. That work was awarded separately to Blackrock Landscaping. Neither vendor was a licensed Contractor, and no GC was retained or over the two ever during the project.

Southern Pines Pools was approved for the pool only on November 15th 2024 and the total cost approved was \$211,000. A 50 percent deposit was required to start the pool work resulting in \$105,925 paid up front. It was paid on November 19th 2024. It is the last

payment on record to Southern Pines Pools according to vendor history pulls. The terms did not have completion dates listed but did list follow on payment installments beyond the initial 50% down.

The next payment phase was listed as (25%) and in the amount of \$56,669 but was not paid to Southern Pines Pools but instead Formyduvalhomes. This payment was made on April 01 2025.

The project was halted shortly after it began and Formyduvalhomes assumed GC responsibility over SP Pools which is why the next phased payment went to them and in turn to SP Pools as their retained subcontractor. Concrete remained on their own and not included in the project. The remaining 25% of the original pool quote excluding anything with concrete work was to be paid out upon completion of plaster. That payment has not been issued.

On top of the above payments, Formyduvalhomes was paid an additional \$3823 for exhaust fan install work in the pump room which they completed through their electrician sub (Jims Electric). This was paid for on June 19th 2025. Also the last payment out on work surrounding the pool.

In total here is what went out for the Pool excluding the concrete:

- **\$166,418.85 paid collectively to Southern Pines Pool Service and Formyduvalhomes under a changing contractor structure.**

The concrete situation was never unified or included in the overall pool project but managed separately between the councilmember and vendor. Below are the details of the Concrete situation:

Blackrock Landscaping was awarded the work for concrete in November 2024. The initial project cost was \$61,698 and was broken down into three items and paid on the following dates:

- 1.) Remove / Replace Pool Deck: \$30,849 (November 26th, 2024)**
- 2.) 2nd Down Payment / Concrete Removed: \$7500 (December 30th, 2024)**
- 3.) Final Payment for Pool Deck: 23,349 (April 16th, 2025).**

In November, the former councilmember requested an additional 19,168.32 to pay for additional gravel and sealant. This was approved by the council thru a budget amendment and Blackrock was paid in full the additional approved money on November 7th 2025. This was the last payment on record to Blackrock for Concrete.

- **Total of \$80,866.32 was paid to Blackrock Landscaping for pool deck demolition, replacement, additional gravel and sealant ranging from November 26 2024 to November 7th 2025.**

Total exposure for the pool project since November 2024 to present:

\$247,285.17

- Demolition is complete.
- Replacement is not.
- Structural work is incomplete and in multiple areas deficient.

Public funds were disbursed materially beyond verified completion.

That requires explanation.

Oversight and Control

Municipal projects do not operate on autopilot.

- Contracts require approval.
- Payments require authorization.
- Milestones require certification.
- Records require preservation.
- Legal structure requires guidance.

Authority sits with executive leadership, financial administration, clerk recordkeeping, legal advisement, and council authorization.

This project unfolded under that structure.

The record shows:

- Significant portions paid upfront without deadlines or performance standards codified.
- General contractor oversight partially implemented after work began.
- Licensing and subcontracting evolving mid-project.
- Payments processed ahead of fully verified completion benchmarks.

That is not weather.

That is not resident interference.

That is a breakdown in project control.

Physical Condition

Two independent GC walk-throughs with myself present, inspecting first hand, and consultation with inspections revealed:

- Buckled and broken tile
- Structural cracks not fully addressed
- Improperly sealed skimmers
- Visible rebar above grade
- Drain inconsistencies
- Step construction deficiencies
- Gaps beneath coping

Professional assessment indicates plastering over current conditions would likely have resulted in catastrophic failure within one to two seasons.

In other words:

Had this continued unchecked, the Village would likely have spent even more repairing a failed project in the near future.

Cost Reality

Independent contractor feedback suggests a properly structured, competitively awarded, licensed GC-led renovation of this scope could likely have been completed in 4–6 months and potentially in the \$100,000–\$120,000 range.

Instead, nearly \$250,000 has been spent and the facility remains unusable.

That gap is not inflation.

That gap reflects governance inefficiency.

Fiduciary Responsibility

Public office carries fiduciary duty.

- We are entrusted with taxpayer dollars.
- We are entrusted with proper oversight.
- We are entrusted with transparency.

When over \$250,000 is spent and the outcome does not match the investment, it is not political to ask questions.

It is responsible.

What Happens Next

Given the documented financial exposure, structural deficiencies, procurement irregularities, and administrative inconsistencies, **I will introduce motions to be announced at the meeting and not published in this report.**

- This is not an accusation.
 - It is a demand for verification.
 - Independent review protects the Village.
 - It protects taxpayers.
 - It protects every official — past and present — by allowing facts to speak.
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Closing

- Leadership means owning outcomes.
- When projects succeed, leadership accepts credit.
- When projects fail, leadership accepts accountability.
- The residents of Foxfire deserve transparency.
- They deserve financial discipline.
- And they deserve assurance that when \$250,000 of public funds are spent, the result matches the investment.
- Tonight, we take the first step toward restoring that trust.

Councilman Kevin J. Robbins

Foxfire Village