

Paddock's Property Owner's Association
Board Meeting Minutes
October 21, 2024

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, October 21, 2024, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan
Tracy Schwartz
Tim Wright
Andy Holland
Shawn Zink

Board meeting Minutes of September 16, 2024, were reviewed accepted.

POA financials: Donna Thomas, reported a fairly quiet September financial report with expenses that included debris removal and pine straw. We are up \$41,000 to date on our budget.

Pool and Clubhouse: Shawn reported Monarch Roofing had given us two quotes for clubhouse roof repairs. One for clubhouse at \$3000 and one for all pool area roofing for \$8,562. The problem of leaks seems to stem from rusty screws which is typical of this type of roofing. The roofs are original from 2004. Shawn will procure an additional quote from May River Roofing before we contract out. With the approval last month for clubhouse painting through Brian Stearns, Shawn will lock him down on the price and try to get a starting date in early 2025 so we can add to the budget. Tracy will look into the off-season purchase of pool cushions for the loungers.

Andy: Andy noted that we had the wrong gate code for Estate Management to get their boat into Lake Russell and he would get the correct code from Tim via the town. Andy will discuss aerator motor repairs with Matt.

Grounds & Maintenance: Tim talked about the pathway to Crabby Island behind Felicia's house and noted that Juan had cleared it out. The old edging has been restored and pine straw laid for parking and all agreed it looked great. Tim spoke of the fence which needs to go up behind Felicia's house and said the materials have been purchased. He will discuss with her how she would like to proceed with the financial side of things. Tim also said that all of the plants that Felicia planted will be taken out and replanted inside the fence perimeter. The Board discussed the Carr side of Crabby Island and unanimously approved the proposal by Ocean Woods to do the clean up and site work including new edging. Tim offered that Mark Ellis, builder of Carr house, has agreed to contribute \$5,000 to this project.

ARB: Tracy discussed our new ARB members of Rick Harrington and Matt Thomas. The proposal to add Angie Taylor as an outside ARB member with a capped monthly stipend was approved. The ARB would put together new amendments and a fee structure for violations at an upcoming meeting which will then go to our attorneys to be amended to Covenants and sent to the County.

Aesthetics: Tracy reported that she will be doing some plant replacing. In regard to the box by the neighborhood entrance, Tracy will give Shawn the appropriate green shade and he will take care of.

Risa: Risa noted that we have ongoing issues with the clubhouse and egress keypads which are not communicating due to distance between them and tree interference per the gate company. The Gate company will be offering possible solutions. Plans for Halloween were discussed and a 5:45 parade will lead things off with trick-or-treating between 6 and 8pm. Prizes for best decorations and drawing for the kids will be given out.

Having no further business to discuss, Risa closed the meeting at 7:30 PM.