

Paddock's Property Owner's Association
Board Meeting Minutes
August 19, 2024

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, August 19 2024, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan
Tracy Schwartz
Tim Wright
Andy Holland

Board meeting Minutes of June 17, 2024, were reviewed and accepted.

POA financials: Donna Thomas wrote up a Financial Report for June and July 2024 in absentia. The report noted various transfer, road impact and capital contribution fees from houses being built and sold. Total income for June was \$7006 and income in July totaled \$8039. Various expenses over the two months include website maintenance annual fee, sign repairs, pool repairs, landscape improvements and gate clickers.

Pool and Clubhouse: There was discussion over the ongoing problem with children entering the clubhouse unsupervised and leaving a mess with freezer pop wrappers. It was decided that we would clean out the refrigerator and freezer and its use would be exclusively for events. GW will be asked to send out a letter informing people to pack in and out their food and drink on a daily basis. Tracy noted that she had looked up SC laws re. pool use and children must be 13 to be at a pool unaccompanied by an adult.

Andy: Andrew Holland discussed Lake Russell. The fish kill was due to a high water temperature. While we are not sure it won't happen again, we will keep the aerators on 24/7 in the summer months. Aerotor motors have also been repaired.

Grounds & Maintenance: Tim Wright reported that between Bubba and Juan, trenches have been dug to alleviate water build up in front of the Reklau's home. M&J has been lined up to repair the pothole before the first Island. We are still waiting on a speed bump from Atlantic Asphalt. Pine straw, to the tune of 300 barrels, has been delivered and will be laid by Juan and crew over the next several days. We are ready to start moving on Crabby Island path and clean up and Matt Thomas's plans were reviewed. It was thought that we could do a new path in 2 stages. One to the left of Carr's house in the first phase, and the one behind Felicia's house in the second. Tim was going to ask Mark Ellis what Carr would contribute towards this project.

ARB: Tim stated that the Campbell home next to Lake Russell has been staked.

Aesthetics: Tracy Schwartz reported that we needed to wait until the heat dies down before tackling any new projects. She noted seasonal plantings, triangles and Island's by Tim house that need attention.

Risa/General: Risa McMillan said that the gate company needed to order a warrantied part for the clubhouse door and we will be back in business when that is installed. The Board discussed doing away with groupie codes and targeted the first of the year for this. We want to get all clickers functional for egress and clubhouse first. Risa noted that someone tripped the breaker for the gate for Bennett's open house and it knocked all the cameras and lighting out. Tim will put a lock on the breaker box and in the future all gate openings will be electronic. It was decided that we needed to secure quotes for clubhouse roof and eave repairs as well as painting the entire building. Risa said she would check with the town as to when the Stormwater Agreement would kick in.

Having no further business to discuss Risa closed the meeting at 7:20 PM.