

Paddock's Property Owner's Association
Board Meeting Minutes
April 16, 2024

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, April 16, 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 March 19th, 2024, were reviewed accepted.

Tim Wright reported that he heard from Marc Orlando from the town that they were going to put out the stables for bid and horses would return to the Paddock's.

POA financials: Donna Thomas, via an email, presented the March 2024 financial report. Total income for the month was \$1,350 with expenses of \$17,665, yielding an operating loss of \$16,315. The majority of these expenses were for landscaping and power washing sidewalks. There are 6 owners who have outstanding annual dues who will be rebilled by GW.

Pool and Clubhouse: Shawn reported that all the post caps have been replaced. He noted that the gate latch by Lake Russell was broken, and he would make the necessary repairs. He also noted that Diamond Pools was doing a great job.

Andy: Andrew Holland discussed treatment to Lake Russell by Estate Management Services. One half of the lake has been treated to kill the algae and they will be back in a week to treat the other half. After that, they treat the underwater weeds. Positive results have already been seen.

Grounds & Maintenance: Tim Wright opened discussion about the prospect of cutting back the cattails by Lake Russell and it was felt that it was unnecessary as they would just grow back. Andy expressed that he would like to coordinate watering the park immediately after fertilizing and it was deemed that he could do this manually.

ARB: There are no new submittals of plans.

Aesthetics: Tracy Schwartz reported that our Clean Up/Beautification Day was a huge success, and we had a great turnout of neighbors. There are a few plantings that remain to be done and she will take care of that. She expressed that she would like to put out all umbrellas and cushions by the pool. The Christmas decorations that are worth saving can then be stored in the bin where the pool cushions were kept. Our continued woes in getting the streetlights cleaned were discussed and Tim said he would make a phone call to a man that might be able to help.

Risa: Risa McMillan said that the Stormwater Agreement with the town has been signed and dropped off to them. In regard to the gate, she noted that GW Services has sent a letter to TSC in Charleston terminating immediately our association with them. GW will send them a check for the clickers, and we will have to negotiate the other final invoice. Risa met with the insurance adjuster that the school district sent to assess the school bus damage to the entrance. He took pictures and asked her to send pictures from the incident and to submit bills for landscaping, sign repair, and gate and security repairs. Tim said that he had spoken with Remote Technology Services (the new gate company), and they would be out this Thursday, 4-18. The Board reviewed Matt Thomas's project submissions and pricing and motioned to go forward with new clocks, entrance lighting repairs, Irrigation and Lighting Maintenance, and thrice annual replanting at the entrance. Tim said he would remove the three trees at the entrance to facilitate the new plantings. In regard to his proposal for Crabby Island, this will need to be coordinated with the new owners. The Board chose a date of June 1 for a community Oyster Roast & Lowcountry Boil. Risa will contact Bluffton Oyster Company to engage their services. Beer, wine, water & soda will also be served. A bartender will need to be employed.

The Board concluded the meeting with a walk of the 1 acre plot of land behind the clubhouse. It was decided that we would not pursue any action on the land until the town reoccupied the stables and fields and possibly pursue them renting the land for a grazing area.

Having no further business to discuss Risa closed the meeting at 7:45 PM.