

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

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

Risa McMillan
Tracy Schwartz
Tim Wright
Shawn Zink
Donna Thomas
Andy Holland

Board meeting Minutes of January 3, 2024, were reviewed and unanimously approved by the board members.

Risa McMillan welcomed Andy Holland to the Board.

Open Board Positions were passed as follows: In addition to Pool and Clubhouse, Shawn Zink will assume duties as Vice President and Donna Thomas will expand her duties to Secretary/Treasurer. An additional person to join the ARB was discussed and feelers will be put out to garner interest.

Matt Thomas addressed the Board on Stormwater, algae, and Fish stocking issues in Lake Russell:

Matt Thomas reported that he had met with Town representatives about fish stocking in Lake Russell and has since been talking to the State Fisheries about costs and next steps and would keep the Board abreast of developments. The town has tested the water for salinity and found that it is at a proper level of salinity for stocking. Further testing would be done after large rains.

Matt Thomas's conversation with Jeff and Jacob from the Town prompted a discussion about Stormwater Management and Tim Wright's investment in the new pipe in Lake Russell. The contract would include **maintenance and hard infrastructure fixes and would help prevent our neighborhood from flooding. In addition to taking over the stormwater management, the town would be given the easement of land over the pipe. In consideration that 95% of our stormwater goes into pipes and basins that feed into Lake Russell and then out to Old House Creek, the Board deemed that Stormwater Management was a priority and, after reviewing copies of other communities' Stormwater Agreements with the Town, passed a motion for the town to take this over for The Paddocks.

Matt Thomas noted that the algae populating the outskirts of Lake Russell is old and dead and would probably have to be removed manually.

POA financials: Donna Thomas presented the January 2024 financial report. POA fees have been billed and should be reflected in next month's statement. Road Impact Fees and ARB plan submission fees were discussed, and a motion was passed to reinstate them. Follow up with GW to enact said fees was agreed upon.

New Business:

A motion was passed to limit Board approved capital improvement projects to \$20,000. Anything above that would need to go out to the POA for a vote.

A hearty discussion ensued about the gate and security system and the continuing problems. Who has control of the cameras? Why are the clickers no longer working properly? What are the badges that we are being billed for @ \$6 each? Who controls the personal gate codes and what happens to them and old clickers when someone sells? It was decided that Risa would consult with Paddock's attorney about any possible legal recourse against their final bill for \$11,051 and also to solicit a letter with a drop dead date for repairs to be sent to TSC. Savannah Fence would be asked to come and consult on the fence and provide a quote for a maintenance contract.

Risa said that she had sent a formal complaint about the postal mishaps and had received an email back that the complaint had been formally sent to USPS in Columbia. The Board will monitor the situation.

It was recognized that complaints were made about fireworks in the neighborhood and GW received a formal request for us to review. Because of time constraints and hopes to have the full Board present for discussion, this was postponed until March agenda.

Pool and clubhouse: Shawn reported that the neighborhood sign painting was complete, everything looks great, and the bill had been submitted. He presented an example of some new caps we could put on wooden posts to preserve their longevity and it was deemed worthy to get quotes on replacements for the whole neighborhood.

Aesthetics: Tracy reported that she will continue to pursue Palmetto Electric to clean our street lights and she will put together a list of spring plantings and projects to be discussed in March.

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

** Amended 3-20-24 RWM