

Paddock's Property Owner's Association
Board Meeting Minutes
June 16, 2025

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, June 16, 2025, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

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

Board meeting Minutes of May 19, 2025, were reviewed and unanimously approved by the board members.

The following committee reports were presented and discussed:

Donna: Donna noted that 2 property owners had not paid their annual dues and she would contact GW about sending out a certified letter.

Shawn: In a recent DHEC inspection, our pool had a few flags for skimmer covers and water level (both addressed by Diamond Pools) and uneven bricks which will be addressed immediately by Juan. The Board unanimously voted through an email vote to order a new grill for the pool after the current one was noted to be failing due to 21 years of use. The grill will be installed before July 4th and annual inspections set up. Shawn looked into a food truck for July 4th, but with no guarantees of foot traffic numbers, nobody wanted to commit.

Andy: Andy has started to get bids on a fountain for Lake Russell. Estate Management priced two fountains at \$38,000. More bids will be secured.

Grounds and Maintenance: Tim noted that pine straw had been laid and sidewalks power-washed. He is waiting on a price to replace boards at entrance fence. Juan widened the path to Crabby Island and will put pea gravel down.

Aesthetics: It was noted that there are a few pool loungers without cushions and Tracy said she would price them. Tracy expressed that Angie was coming down the home stretch on ARB revisions and should be ready to go to the attorney shortly. It was discussed that when we amend ARB regulations, we should also add to covenants a blanket statement about putting away all sporting equipment, toys, vehicles etc. every night. Tracy recapped our recent neighborhood walk-through and the items we had noted for action, current and future. Items included paver repairs, tree service, Gate Entrance, Retaining Wall by pool, Paddock's Garden clean-up, and misc. things like people being responsible for mini-split and propane tank coverings. A five year long term plan should be implemented.

President's report: Risa gave an update on the gate noting that the gate company was back recently and installed a replacement router to address the failure to connect with the Linear website where all clickers are assigned, added and reassigned. Everything was up and running now. Amen. The Board approved a request from the Sonny family to start a party on 7/13 at 4pm. It was agreed that we would not do an organized 4th of July dinner but would send out an email regarding fireworks and safety.

Having no further business to discuss the meeting was adjourned at 7:20 PM. The next POA board meeting will be on Monday, July, 21, 2025, at 6 PM in the clubhouse.