

Paddock's Property Owner's Association  
Board Meeting Minutes  
November 18, 2024

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, November 18, 2024, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

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

Board meeting Minutes of October 21, 2024, were reviewed accepted.

POA financials: Donna Thomas reported that our only income in October was interest and expenses included pool repairs and chemicals.

Pool and Clubhouse: After procuring 3 quotes for clubhouse roof repairs, a motion was made to give May River Roofing the job as their estimate was the lowest and they were the most knowledgeable about the work to be done. Shawn reported that he has Brian Styrnes lined up to paint the clubhouse in February. Color samples will be reviewed next month. With the garbage container damaged after Hurricane Helene passed by, Shawn presented a sturdier wood and metal option for \$246. A motion was made and passed to purchase the new container and Brian could paint it to match the clubhouse.

Andy: Andy noted that we still do not have the gate code for Estate Management to get their boat into Lake Russell. He discussed the prudence of keeping the aerators on 12 months a year with Estate Management and they recommended leaving them on.

Grounds & Maintenance: Tim expressed that there will not be a fence going in behind Felcia's on the path to crabby and the work there was now complete. The next phase will be the work behind Carr's house and Tim was told that Mr. Carr would complete his landscaping after the path work was done.

ARB: Tracy and Tim discussed our new ARB member, Angie Taylor, and her important role in the neighborhood assessing proposals, site inspections, and as liaison with GW if letters need to go out to homeowners with any violations of covenants. Tracy and Tim also discussed that the ARB is putting together more specific wording for our ARB guidelines document and a fee structure for violations. Tim reported that there will be four new homes going up in the near future.

Aesthetics: Tracy reported that she has purchased garland and light up wreaths for the front gate and garland for the mailbox area. The wreathes and bows that were on the streetlights last year are in storage by the pool and can be reused this year. Tracy priced some new pool cushions at Overstocked for \$119 but will continue to look.

Risa: Risa noted that we have two Board positions to fill for next year. The nomination form was discussed and it was decided that some changes would be made to make it a bit less personal. The date for the annual meeting was set for Thursday, January 23, 2025 at 10am in the Clubhouse.

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