

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

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, December 16, 2024, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan
Tracy Schwartz
Tim Wright
Donna Thomas
Andrew Holland

Board meeting Minutes of November 18, 2024, were reviewed and unanimously approved by the board members.

The following committee reports were presented and discussed:

Pool and clubhouse: Via email, Shawn Zink reported that he will order a new garbage container for the pool and that he would be painting the electrical box at the gate. He also approved a valve that was needed for cleaning and backwashing the spa.

Lake Russell: Andy said that Estate Management only treats the lake once a month during the winter and they would be addressing the algae issue.

Grounds and Maintenance: Tim Wright said that pine straw had been laid last month. Andy noted that we have an ongoing but escalating dog poop problem especially in the park. It was agreed that we would have GW address with an email in January.

ARB: Preliminary plans have been submitted for a few lots and we should have 5 new homes going up in 2025. A post will be put up at 15 Paddocks Blvd to prevent lawn damage by construction trucks. Tracy reported that the ARB is working on new neighborhood guidelines that all owners will need to sign off on to avoid any confusion in the future.

Aesthetics: Tracy said that Ocean Woods would replace the flowers under the Lake Russell sign and the dead plant by the mailboxes. Ocean Woods sent in a proposal to add the flower bed on the right at the entrance to the rotation. The Board approved the proposal for 3 annual rotations at \$400 per rotation.

President's report: Risa McMillan stated that we have 2 board seat openings and nobody, to date, had been nominated.

POA financials: Donna Thomas presented the November 2024 financial report and said it was a quiet month overall. The budget for 2025 was discussed and after calculating income on fees for new lot development it was passed that we would not have an increase in annual dues of \$1625.

Having no further business to discuss Risa during the meeting at 7:00 PM. The next POA board meeting will be changed to Monday, January 13, 2025, at 6 PM in the clubhouse. The POA annual members meeting will take place on Thursday, January 16, 2025 at 10am in the clubhouse.