

## Meeting minutes

Paddock's annual 2023 owner's meeting

Sunday, January 22, 2023

The Board of the Paddock's property owner's association was convened at 1 PM on Sunday, January 22, 2023, by the President of the Board, Kelly Ogden. The members of the current POA board were introduced by Kelly to the owners.

The 2022 meeting minutes of the Paddock's property owners Association dated January 16, 2022 were reviewed and approved and seconded by the members in attendance.

The following business items were presented and discussed:

1. The architectural review board presented a synopsis of activities under current review. Five houses are currently under construction, and 7 additional houses are anticipated to begin construction in 2023. The Board has previously entertained road impact fees charged against builders, and the new board will be asked to reconsider this issue and move forward with a formal proposal. Residents have been asked to submit ARB permits for all exterior construction, design changes, and landscaping. Residents expressed concern about the need for sidewalk repairs. The board will also address this issue and move forward with its recommendations.
2. The pool and hot tub committee presenting concerns regarding pool activity and maintenance. Our current contract for pool services is judged to be expensive by GW services, and alternative contracts will be researched and obtained for services in 2023. The purchase of shelving and garbage can containers was presented and discussed and well received by residents. The cost for maintenance and repairs of the hot tub was discussed, and residents confirmed their understanding of the low utilization and high cost of the hot tub. The new board will review the cost versus benefits and recommend further action.
3. The importance of special events for both children and adults was discussed. Ann Shippy volunteered to chair a special events committee and engage other residents to assist in this endeavor.
4. The aesthetics and landscape maintenance committees reviewed progress relative to tree pruning, the installation of the Lake Russell aeration system, and the cost/benefit of new floral planting in the islands entering into the Paddocks. Outlawn maintenance was discussed as well.
5. The new gate security system installation is anticipated to be completed in February of this year. Supply chain problems have resulted in a several month delay, but the company at this point appears very solid and is anticipating installation in the very near future. The educational piece relative to its operation was reviewed. A mailing detailing the use of the new security system and a community meeting will be discussed by the new board.
6. The current board is very excited about website development for a new Paddock's webpage. The board encouraged members who have particular technical skills to volunteer in this endeavor. The new board will commit to its development. In addition, concern exists regarding the functionality of the Wi-Fi in the clubhouse. This will be reviewed.

The meeting was adjourned at approximately 2:15 PM. The next residents meeting will be on Sunday, January 21, 2024 in the clubhouse at 1 PM.

Minutes of the Paddock's POA meeting, February, 2023.

The board of the Paddock's owners Association convened its monthly meeting on Monday evening, February 22, 2023. Members in attendance included:

Kelly Ogden, outgoing president of the POA.

Tim Wright

Omolola Campbell

Tracy Schwartz

Douglas Westveer

Donna Thomas

Shawn Zink

Risa McMillan

The meeting was convened and members were all introduced.

Kelly Ogden reviewed the prior Board structure and areas of responsibilities. Following extensive discussion, the following board responsibilities were discussed and approved:

Risa McMillan was unanimously approved as the new president of the 2023 POA board, a position which she accepted.

Donna Thomas will be responsible for financial assessment and reports

Shawn Zink has agreed to be responsible for pool and clubhouse issues and activities.

Douglas Westveer will serve as secretary for the board

Omolola Campbell will serve as vice president of the board

Tracy Schwartz will assume responsibility for aesthetic improvements

Kelly Ogden and Tim Wright will continue to serve as members of the architectural review board.

As new members are only now understanding the issues germane to their particular area of responsibility, discussion was held regarding previous issues of concern. In particular, the following items were discussed:

1. The architectural review board committee had no new proposals for the group to consider, but will continue to review future proposals and present these as necessary
2. Issues regarding pool maintenance, and in particular hot tub issues were discussed. The hot tub maintenance requirements have been excessively high, and utility costs have also been rising. The board will continue to consider whether these costs are in the best interest of the Paddock's and

## Minutes of the Paddock's POA Board monthly meeting

March 20, 2023

### Members in attendance:

Risa McMillan

Omolola Campbell

Tracy Schwartz

Donna Thomas

Douglas Westveer

Tim Wright

The monthly meeting of the Paddock's POA board was convened on March 20, 2023. Risa McMillan called the meeting to order at 6 PM. The meeting minutes for the February meeting of the Board were distributed, reviewed, and approved as written.

Risa McMillan discussed the need to define the terms of the new Board members. It was proposed and approved that Lola Campbell will serve a 2-year term. Donna Thomas will serve a 3-year term, and Risa McMillan will serve a 2-year term. Shawn Zink previously notified the Board he would be out of town for this meeting, and the Board will approach him at our next monthly board meeting as to his willingness to define the length of his elected term.

The financial report including a current balance sheet, A/R aging summary report, and the P&L budget report were presented by Donna Thomas. The financial report was discussed, voted upon, and approved.

Pool and hot tub issues, under the direction of Shawn Zink were presented and discussed. The hot tub maintenance and utility costs were reviewed. Given very low usage, the board elected to maintain the hot tub area as a part of the pool facility, but no longer provide utilities to heat the hot tub. The pool maintenance contract was discussed. The current contract will continue for the 2023-2024 season. Tim Wright agreed to contact the current pool maintenance company in an attempt to negotiate a lower cost. At the close of the pool in the fall of this year, the board will begin to pursue additional quotes for 2024-2025.

Tim Wright discussed new grounds maintenance issues. Tim will pursue quotes for repair of defective concrete sidewalk areas, and begin this project as soon as possible. Tim also notified the Board that lot 64 has been sold, and closing is taking place. Tim also reviewed the impact of the sale of the Paddock's stables to the town of Hilton Head Island. It was proposed and accepted by the board that the previous policy of allowing horses and their owners to access the Paddock's neighborhood and the island adjacent to the Paddocks will no longer be allowed.

Tracy Schwartz presented aesthetic and landscaping concerns. Lot 11 on Percheron Lane has been cleared and erosion fencing was placed. However, the owner elected ultimately not to build on the lot, has sold it, and the current owner was contacted and has agreed to remove the errorMarch to its previous condition. The Board would like to convene a spring cleanup day, as has been done in the past. Sunday, April 23, 2023 from 10 AM to 12 noon was selected as an appropriate cleanup day, and owners will be encouraged to participate.

Risa McMillan discussed the status of the new gate and security cameras. Slow progress is currently being made, and we would anticipate full installation within the next 2 months. Development of the website was also discussed. GW services is now keeper of the calendar of the pool and clubhouse. The owners will be notified of this change and responsibility. The Facebook page will also reflect this change. Risa also discussed progress in the development of a Paddock's webpage. GW services will also be approached regarding their ability to help in this development. Individual board members also have some contacts which may be helpful in moving forward.

Risa McMillan also discussed the development of 2 committees to schedule and plan neighborhood events. Ann Shippy has volunteered to coordinate adult events. Danny Harrington and Lola Campbell will coordinate children events. The first of these will be the Easter event, scheduled for April 9, 2023 at 2 pm around the clubhouse. The owners will be reminded that Easter candy needs to be brought to the Harrington's house at 30 Percheron Lane by April 7.

Having completed the agenda, the board adjourned the March meeting at 7:40 PM.

## Minutes of the Paddock's POA meeting, April 2023

The board of the Paddock's Owner's Association convened its monthly meeting on Monday, April 17<sup>th</sup>, 2023. Members in attendance included:

Risa McMillan

Tracy Schwartz

Donna Thomas

Tim Wright

The monthly meeting of the Paddock's POA Board was convened Monday, April 17<sup>th</sup>, 2023. Risa McMillan called the meeting to order at 6pm. The March minutes were distributed, reviewed, and approved as written.

Donna Thomas presented a current balance sheet and A/R aging summary report. She reported that there were only a few outstanding POA dues yet to be paid and late fees would start accruing this month. The financial report was discussed, voted upon, and approved.

Shawn Zinc provided the Board with an email updating the pool and clubhouse area. All lights have been replaced with non-shattering LED bulbs, Wi-Fi issues have been resolved, and pool railing covers have been replaced. For security reasons, the pool lights are on a timer from 7pm to 11pm. It was discussed that the door to the clubhouse had a piece of wood broken off and would need repairs.

Doug Westveer, via email to Risa McMillan, suggested that we discuss the town plans for the horse area and the possibility of a dog park. Tim Wright expressed that the town's current plan for the horse area was to invest money into the structures and to keep it as stables. Tim Wright maintained that town has not decided what to do with the other parcel of land but was working on cleaning up the tract.

Tim Wright discussed the grounds maintenance. He said the issue of the egress pipes not working properly in Lake Russell was due to sediment build-up and blockage and the town was working towards clearing it. He said everything should be functioning properly after a few good rains. According to Tim, all the grounds have been sprayed, Pine straw was going to be delivered and spread, and mulch was going to be delivered in time for the Paddock's beautification day. Tim Wright said that he had looked at the sidewalk areas that needed repairs with Juan and that Juan was going to get concrete lined up and would fit in the work. The safety of our children and residents was discussed and the possibility of speed bumps was deemed worthy of further consideration.

Tracy Schwartz discussed plans and projects for Paddock's Beautification and Clean-Up day set for April 23, 2023 from 10am-noon. She also cited the need for tree limbing and said that per the advice of Matt

whether current members wish to bear this cost in the future.

3. Aesthetic issues were discussed. Sidewalk repairs have both anesthetic as well as a safety concerns. Tracey Schwartz will report to the board quotes for repair of the sidewalk defects. The board discussed whether building companies should be assessed road impact fees to reduce both sidewalk repairs and out lawn maintenance. The board discussed the priority and costs for island entrance plantings, mailbox plantings, and crabby island pathway improvements. The new board was also apprised of the Lake Russell maintenance issues including aeration system costs and maintenance fees.

4. The status of the purchase and installation of the new Paddock's entrance security system was discussed. Kelly Ogden will continue to have an interest in this project. The cause for recurrent delays in its installation were discussed.

5. The construction of a Paddock's website was discussed. Several members have potential contacts with others both within and outside the Paddocks who may be helpful in developing a Paddock's website. This development will be a high priority for the new Board.

6. The Board is excited to continue hosting social events for adults and children on a regular basis in the Paddocks. It was agreed that an outside committee comprised of non-board members of the Paddocks would be of great use in reporting to the board plans and schedules for social events. Ann Shippy has expressed to board members her willingness to help organize these events.

Following the discussion of the above, the meeting came to a close. The next meeting of the board will be on March 20, 2023 at 6pm in the Paddock's Clubhouse.

Thomas, it was prudent to wait for the fall for any major planting. The possibility of installing gas lanterns at the Paddock's entrance was discussed and it was decided that due to their unreliability in storms, faux gas lanterns would be looked into.

Risa McMillan informed the Board that the 120 volt wires had been run for the new gate Dorking box and now we were waiting on the equipment to be ordered and installed. Risa McMillan discussed her research into a new Paddock's website and presented the board with proposals from local companies. The board approved the proposal from DDS Web Design for a new website and its maintenance. Risa McMillan reviewed the clubhouse sign-up policy that all requests would go through Sarah at GW services who would copy Risa on dates. Ann Shippy has volunteered to add the dates to the Facebook calendar and once the website is up and running, a calendar will be available for review there also.

Having completed the agenda, the Board adjourned at 7:25pm.

Paddock's Property Owner's Association  
Board Meeting Minutes  
May 15, 2023

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, May 15, 2023 at 6 p.m. in the Paddock's Clubhouse. Members in attendance included:

Risa McMillan  
Tracy Schwartz  
Tim Wright  
Shawn Zinc  
Lola Campbell  
Douglas Westveer

Donna Thomas was unavailable for the meeting, but did forward the current monthly financial report to the Board.

Items of discussion included the following:

1. Risa McMillan presented the April 2023 POA meeting minutes which were reviewed, discussed and unanimously approved by the Board members.
2. Shawn Zinc summarized the status of the pool, picnic area and clubhouse. A pest control problem has been recognized, and Shawn will contact Terminex to address the issues and required treatment. A loose handrail was removed joining the deck with the grass picnic area, which Tim Wright will reinstall. Last year, the Board approved the purchase of additional pool umbrellas. We currently have two extra umbrella stands, and Tracy Schwartz will obtain costs for two new umbrellas, and present the information at the June Board meeting. The operation and cleanliness of the grill in the picnic area was discussed. Tim Wright will contact a grill cleaning and maintenance service to obtain their assistance.
3. Tim Wright discussed the placement of speed bumps to help control vehicle speed and improve safety in the Paddocks. Last year, the Board discussed placement of three speed bumps and received variable comments from the residents. The Board proposed and approved construction of one speed bump near the entrance to the Paddocks adjacent to the islands just beyond the gate entrance. The Paddock's members will be queried throughout the year regarding the desirability of placing two additional speed bumps. Quotes were obtained a year ago for \$800/speed bump, and approval was received to proceed with the single speed bump if a current quote is deemed reasonable. Tim also discussed the status of the sidewalk repairs, which will begin in the next few weeks.
4. Tracy Schwartz discussed Paddock's aesthetic issues. The Board commended all the residents who showed up for the annual spring clean-up day, deemed a great success. The board discussed adding a fall clean-up day as well. Aesthetic additions to the mailbox area were discussed. Doug Westveer will obtain quotes for two flower boxes at the entrance area. Tracy has contacted Palmetto electric to clean and repair street lights. The Paddocks is on their work list to complete the project. The purchase of gas or electric lamps to replace the current lamps at the Paddock's entrance gate was presented. The Board expressed interest in proceeding and Tracy will obtain quotes for the Board's June meeting.
5. Risa McMillan reviewed the status of the electronic entrance and surveillance system. Electrical connections should be completed within the next two weeks, with system installation to follow. The status of the new Paddock's website was reviewed and is undergoing construction by DDS Web Design Services. The current pool use policy was also reviewed. Risa will rewrite the policy and present it for discussion at the June Board meeting. Risa also discussed the upcoming fourth of July party for all residents in the Paddocks. Rick Harrington and Lola Campbell will be approached to arrange the specific details.

No further issues were entertained by Board members and the meeting was officially adjourned at 7:20 p.m.



Paddock's Property Owner's Association  
Board Meeting Minutes  
June 19, 2023

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, June 19, 2023 at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan  
Tracy Schwartz  
Tim Wright  
Shawn Zink  
Douglas Westveer  
Donna Thomas

Items under discussion included the following:

1. Risa McMillan presented the May 2023 POA meeting minutes which were reviewed, discussed and unanimously approved by the Board members.
2. Donna Thomas presented the financial report and distributed copies of the balance sheet. Members delinquent in paying their 2023 POA dues were discussed and will be forwarded to GW services for their action. YTD income is up to budget by \$3852. YTD savings to budget is \$2904. A positive variance of actual YTD income to YTD budgeted income of \$14,351 is reflected on the May financials.
3. Shawn Zink discussed pool and clubhouse issues. Three concerns during a DHEC review of the pool resulted in a recent closure of the pool for a few hours, all of which were quickly resolved. The hand railing between the pool deck and lawn area will be repaired promptly. The current HVAC contract for the air handling system in the clubhouse was discussed and felt to be excessively expensive. A quote from EAC Heating and Air will be obtained by Risa and Shawn. A grill cleaning and maintenance company has been contacted to service the clubhouse grill and provide regular service. Shawn will ensure that plastic trash bags, paper towels and bathroom soap will be provided on a regular basis.
4. Aesthetic issues were reviewed by Tracy Schwartz. Two new electric lanterns will be purchased for the pillars at the front gate to the Paddocks. A budget of \$1600 was approved for purchase and installation. The sofas in the clubhouse are felt to be outdated and stained. Tracy will review interior design options and report in July. Doug Westveer discussed options for planters at the front of the mailbox area. Further options will be discussed at the July Board meeting.
5. Tim Wright reviewed ARB concerns. A home buildout on one new lot was reviewed and approved by the ARB. No other concerns or new construction issues have occurred.
6. Risa McMillan presented her concerns regarding several additional issues. The company responsible for the new security system at the front entrance was again approached and promise to complete the project within the next 4 weeks. Dreamfinder company, responsible for the completion of the two Village Park houses near the entrance to the Paddocks, was contacted and reported that they will diligently move toward completion of their projects. The new Paddocks webpage was presented and links to view the website were distributed. The design, functionality and content of the website were very well received. Go-live is anticipated in the near future. The Board in future meetings will entertain food drives to assist our community. The Fourth of July celebration was discussed. Shawn Zink will look into fireworks and a foodtruck will be considered..

Having no other business to discuss, the meeting was adjourned at 7:40p.m.

Paddock's Property Owner's Association  
Board Meeting Minutes  
July 24, 2023

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, July 24, 2023, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan  
Tracy Schwartz  
Tim Wright  
Shawn Zink  
Donna Thomas

Risa McMillan presented the June 2023 POA meeting minutes which were reviewed and unanimously approved by the Board members.

Financials: Donna Thomas presented the financial report and said everything was in line and that all POA annual dues had been paid. We received closing fees on two homes in June totaling \$10,370. Our budget currently has a positive variance of \$26,260.

Pool & Clubhouse: Shawn Zink discussed the work completed in the clubhouse due to a leaking Mini split: Dry wall was removed, mold remediated, new Mini split installed, and wall repairs and painting completed within two weeks. Further clubhouse repairs will need to be made to the baseboard under the HVAC and the blinds which both show water damage. Shawn Zink has been in contact with Terminix, and they are spraying around the pool for ants. Shawn Zink noted that the 4<sup>th</sup> of July pool picnic was a great success; There was a good turnout with many families contributing to clean-up and bringing dishes. It was discussed that while not everyone in the neighborhood was in favor of fireworks, we needed to consider the wishes of the majority. Shawn will continue to try and contact the grill cleaning company.

Grounds & Maintenance: Tim Wright said that he would contact Hilton Head Signs in regard to repainting all signs in the neighborhood. The previous cost for this was around \$500. Tim said that the town is in the process of removing 60 feet of dike in order to regulate the water in Lake Russell. Work should be completed within the month and once saltwater is pushed back into the lake the algae will die and the aerators, which were feeding oxygen to the algae and exacerbating the problem, could be turned back on. Tim said that Juan had sidewalk repairs in liability areas on his radar. Tim said that the town has been on Jonesville doing studies in preparation for a sidewalk.

Aesthetics: Tracy Schwartz expressed that the new electric lanterns for the pillars at the front gate to the Paddocks had been installed and she was looking into planters for the mailbox area. She discussed the possibility of future projects to include removing the outer fence that was part of a past equestrian trail on Paddock's Boulevard and replacing it with a grassy area. There is a tree limb that needs to be taken down across from the mailboxes Yazmin Tree would be contacted.

ARB: Tim Wright said that there are no new projects.

Risa McMillan presented several additional issues. The company responsible for the new security system at the front entrance was here last week and had installed three cameras at the pool. They still needed to come back and do the installation of the cameras at the gate as well as the new Dorking box. There was discussion over contacting GW to help with possible attorney intervention to reach completion of this project. Once the work is complete, clickers and codes will need to be distributed and people will need to be educated about the system. The new website is up and running and the monthly report from DDS showed over 70 visits to the sight last month. The new pool and clubhouse policy was reviewed and passed and will be posted on the website as well as emailed to residents. The Board reviewed a proposal from a resident in regard to 4<sup>th</sup> of July fireworks to take place on Crabby Island. The Board decided that this was a possibility. The Board also discussed the possibility of a survey being sent out next spring to residents in regard to 4<sup>th</sup> of July preferences but decided that further discussion on the matter would be delayed until the town completes its plans for the stables.

Having no other business to discuss, the meeting was adjourned at 7:40p.m.

Paddock's Property Owner's Association Board Meeting Minutes  
September 18, 2023

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday September 18, 2023 at 6 p.m. Members in attendance included:

Risa McMillan  
Tim Wright  
Tracy Schwartz  
Shawn Zink  
Doug Westveer

Risa McMillan presented the July 24, 2023 POA meeting minutes which were reviewed by the attendees, and unanimously approved

The following committee reports were presented and discussed:

**Pool and Clubhouse:** Shawn Zink discussed final work to be completed in the clubhouse. The bottom rail beneath the mini-split requires minor repairs which will be completed. A quote will be obtained to purchase blinds for the south side windows. Shawn will request Juan to repair the railing from the pool deck down to the grill area.

**Grounds and Maintenance:** A quote is pending from Hilton Head Signs to repaint the street signs. A request to add a storm drain at 15 Paddock's Blvd was presented and discussed. The site was reviewed by Tim and Juan, and maintenance of the drainpipe by Juan was thought to be sufficient to accomplish drainage of storm water in the area without the need for additional construction. Updates on Lake Russell water drainage and the Jonesville bike path were discussed. The need for speed bumps was again discussed, and Tim will proceed to have one and possibly two speed bumps installed, after which resident responses will be assessed.

**Aesthetics:** Tracy has proposed a fall cleanup day, which is now scheduled for Sunday, October 22, from 9-12 a.m. A list of cleanup activities will be finalized at the October Board meeting. Planters for the mailbox area have previously been approved by the Board, and Tracy has identified and ordered two planters for that area. Tree trimming appears to be satisfactory with the exception of two palm trees near the pool, which will be trimmed this fall.

**ARB:** No ARB requests are currently pending.

**President's report:** Risa reviewed the new website usage which has been very favorable. An upcoming Halloween celebration was discussed and will be finalized at the October board meeting. Problems with the new security system installation were discussed at length. The cameras in the clubhouse are now operational. The clubhouse security door lock appears now to be fixed. Currently, all residents are using the same security code for gate entrance, and the need for each resident to have individual and unique entrance codes was discussed and unanimously agreed upon. The security company has been informed that security tapes and entrance/exit data at the gate are to be available and under the control of the POA Board. A method to egress through the gate from the inside of the Paddocks by pedestrians and bikers was emphasized, and the security company will be informed to provide this function.

Having no other business to discuss, the meeting was adjourned at 7:30 p.m.

Paddock's Property Owner's Association  
Board Meeting Minutes  
November 20, 2023

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, November 20, 2023, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan  
Tracy Schwartz  
Tim Wright  
Shawn Zink  
Donna Thomas

President Risa McMillan convened the November 2023 Paddock's POA Board Meeting at 6:00 p.m. in the Paddock's clubhouse.

The October 2023 POA board meeting minutes were reviewed and unanimously approved by the Board members.

The following committee reports were presented and discussed:

**POA Financials:** Donna Thomas presented the October 2023 financial report. YTD income of \$157,984 exceeds budgeted income by \$27,199. Operating expenses for October of \$12,902 exceeded budget of \$3584. The balance sheet reflects \$556.75 in the operating account and \$154,779 in the capital reserve account. A single transfer fee of \$10,000 was made during the month. Considerable discussion ensued regarding the costs for lawn maintenance of vacant lots. The board agreed that lot maintenance costs were not being equitably forwarded to the owners of vacant lots. A motion was approved to request GW Services to inform lot owners that landscape services hereafter will be equitably assessed and their annual assessment would reflect this. There was also discussion in regard to starting a disaster storm fund to eliminate an assessment in a worst case scenario and this would also be pursued with GW Services. A motion was passed that debris removal be included in the POA grounds maintenance budget.

**Pool & Clubhouse:** Shawn Zink discussed various pool contract bids and a motion was made and passed to grant Diamond Pools the annual contract for 2024. Shawn said that the order was in for new blinds in the clubhouse and 50% payment made. There was discussion over the ongoing dog poop issue and it was decided to ask GW to send out an email asking people to mind their pets waste and avoid personal property when out for walks. In regard to signs and a fresh coat of paint, Shawn said he would take care of the bench by the mailboxes and the company that will repaint neighborhood signs had us on their radar.

**Grounds & Maintenance:** Tim Wright noted that we are still on the list with Atlantic Asphalt for a speed bump and would hopefully be done by year's end. Juan's work on sidewalk repairs was complete and all agreed that the cost was agreeable and the work exceptional.

**Aesthetics:** Tracy Schwartz expressed that the holiday decorations were getting old and in need of replacement. It was noted that we were below budget on decorations, so Tracy had some leverage to purchase new lights for the entrance, bows, decorations, and garland. A motion was passed to approve the purchase of wreaths and garland from Ocean Woods for the entrance and mailbox areas. Given that the clubhouse furniture was 19 years old, a motion was passed to purchase new furniture and that the timing with Black Friday pricing was apropos. Improvements to Crabby Island in 2024 were discussed and Tim said he would come up with a dollar figure to add to the Special Projects budget.

Risa spoke of continued frustration with the gate and security situation. It was decided that we would seek a different company to pursue current repairs and deduct it from the final bill from TS Charleston. It was decided that Lola would be asked to take over any plans for holiday children's events like Elf hunt and movie. There was discussion over the one new Board position opening up and that a nominating committee would be formed, per the bylaws, to choose a successor for Doug Westveer. Risa reviewed a conversation she had with Matt Thomas in that he would work with Juan in regard to updating our irrigation and getting it on timers to allow for proper irrigation for future plantings. A date for the annual POA meeting was agreed on for January 21<sup>st</sup>. Finally, it was expressed that where possible it would be optimal to have 2023 projects completed and billed in 2023.

Having no other business to discuss, the meeting was adjourned at 8 p.m.

Paddock's Property Owner's Association  
Board Meeting Minutes  
December 18, 2023

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, December 18, 2023, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan  
Tracy Schwartz  
Tim Wright  
Shawn Zink  
Donna Thomas  
Doug Westveer  
Lola Campbell

Board meeting Minutes of November 20, 2023, were reviewed and unanimously approved by the board members.

The following committee reports were presented and discussed:

POA financials: Donna Thomas presented the November 2023 financial report, year-to-date income of \$158,500 exceeds the budgeted income of \$130,785 with the variance predominantly due to closing fee income throughout the year. The balance sheet reflects \$6193 in the operating account and \$140,295 in the capital reserve account. The proposed 2024 budget was also presented. Proposed expenses are projected to increase by approximately 3%. The board proposed an increase in the annual resident POA fee from \$1650-\$1700.

Pool and clubhouse: repairs to the clubhouse and air-conditioning unit are completed and functioning well. Blinds for the south and east windows have been ordered and will be installed shortly. The pool maintenance contract has been approved for Diamond pool company for 2024.

Nominating committee. To date, no residents have submitted a request to replace the loan vacancy on the board for 2024. The board will begin a recruitment process in December and report its recommendation at the January annual members meeting.

Paddock signage: Hilton Head sign company is removing selected street signs and replacing them with temporary signs while the originals are repaired and repainted. The project should be completed by early 2024.

Grounds and Maintenance: Tim Wright discussed the placement of speed bumps and contracted Atlantic asphalt to complete the project early in 2024. The concrete spill on Percheron Lane was reviewed and the responsible builder will be contacted by Tim to clean the affected area.

Activities: Lola Campbell will organize the Christmas movie for children scheduled for Saturday night, December 23, 2023. Food will be provided by individual attendees. She also discussed a possible problem with bullying amongst the younger children in the neighborhood and an anti-bullying communication will be sent to all members and again reviewed at the annual meeting.

Aesthetic report: a new sofa, two chairs and a table have replaced the older furniture in the clubhouse. A fee of \$259 was approved for removal of the old furniture. The pathway to Crabby Island behind lot 49 will be completed as soon as the landscaping of the lot is finished. Tracy Schwartz also recommended the formation of subcommittees to assist with both POA activities and beautification projects with sign up sheets to be presented at the annual meeting.

President's report: Risa McMillan reviewed ongoing problems with the function of the entrance gate. The electrical supply shorted out during a recent storm and will require repair. It has been reported that the gate can be manually opened, and this function will be addressed and corrected. An aerator in lake Russell is malfunctioning and a \$200 expenditure was presented and approved for its repair.

Having no further business to discuss Risa during the meeting at 7:50 PM. The next POA board meeting will be changed to Monday, January 8, 2024, at 6 PM in the clubhouse. The POA annual members meeting will take place on Sunday, January 21, 2024, at 11 AM in the clubhouse.