

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

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

Risa McMillan  
Tracy Schwartz  
Tim Wright  
Donna Thomas  
Andy Holland

Board meeting Minutes of February 19, 2024, were reviewed and an amendment was proposed in regards to the Stormwater Agreement with the town to reflect that it includes maintenance.

POA financials: Donna Thomas presented the February 2024 financial report. POA and ARB fees have been billed and income for the month was \$143,046 with expenses of \$22870, yielding an income of \$120,176. GW is transferring \$150 monthly to storm clean-up. Major expenses for February included Signage painting and sidewalk power wash and repairs. Donna noted that our financials were in good shape.

Pool and Clubhouse: Shawn reported, via Risa, that neighborhood sign painting was complete and new signs for entry and exit to clubhouse had been posted. He priced caps for neighborhood posts at \$15. A motion was passed to replace all post caps as well as caps by Lake Russell. Shawn was working with Diamond Pools to get everything to code by April 1, 2024 opening. An earlier opening was discussed and approved and Diamond Pools would be asked to fast track if possible.

Andy: Andrew Holland discussed Lake Russell clean-up and the proposal from Estate Management Services for Lake clean up and maintenance was reviewed and passed at \$275/month. The general feeling was that one year would be sufficient as the cause of the algae build-up was from fresh water seepage and with the new pipe this should not be a reoccurrence.

Grounds & Maintenance: Tim Wright reported that the sidewalks have been powerwashed, sidewalk repairs have been made across from the mailboxes, and pine straw has been layed. There was discussion about drainage in the park and it was decided that any action on our part would wait until after the stormwater agreement with the town was signed. Tim said that our irrigation system is antiquated and that Matt Thomas would look at it with Juan and look at updating it and adding clocks. Mark Ellis has arranged for a company to come in and seal coat the areas affected by the concrete spill. Access to Crabby Island was discussed and the new owner of 38 Percheron is going to redo the edging. The area behind Felicia's house will need to be groomed and a fence installed. Tim offered that there is a one acre piece of land behind the clubhouse that can be utilized for something. A pickleball court is an option.

ARB: There are no new submittals of plans other than Jason Dever who is waiting on Town approval.

Aesthetics: Tracy Schwartz reported that she will make a list of plantings for the spring neighborhood beautification day which is set for Sunday, April 7<sup>th</sup>. We will have new plantings for the entrance, shrubs for the Percheron Islands, and annuals for under the Lake Russell sign. There were thoughts about possible removal or relocation of the tress at the entrance to allow for increased sunlight.

Risa: Risa McMillan said that GW is now billing new construction homes for ARB plan review and Road Impact fees. The Stormwater Agreement has been received from the town and she will sign and return it. Per Ann Shippy's request, Tim Wright will install a small wire fence around the Paddock's community garden area. In regards to our ongoing issues with the TSR, the gate company, Risa described a letter that she received back from our attorney in regards to the pursuit of legal action. While going through the attorneys would not be economically prudent, they did suggest that a well kept timeline of neglect may pave the way for negotiations. The Board agreed that we would like GW to approach TSR about us receiving control of the camera feed and that one neighborhood-wide code for the clubhouse and egress box would be acceptable. Tim will contact Savannah Fence to assess the fence situation and maintaining it moving forward. Upcoming events include an Easter Egg hunt and an oyster roast was tentaviley scheduled for May. The Board discussed fireworks and the following was decided and passed: Fireworks would only be permitted on New Year's and Fourth of July before 10pm. The location of said fireworks would be at Lake Russell until horses are returned. A fine of \$1,000 would be enacted for any breach. Pool opening date of April 1 was discussed and it was decided that Shawn would contact Diamond Pools and see if we could accelerate this date. A memorial was discussed for Judy Wright and ideas included a bench to the left of the mailboxes or new swings with plaques.

Having no further business to discuss Risa closed the meeting at 7:45 PM.