

Dear Madam or Sir,

Paul Johnson was our Community Manager for the three years that I served on the Board of Directors of the Woodcreek Farms Homeowners Association. Woodcreek Farms is a very diverse community spanning 1,000 acres and comprised of 15 separate neighborhoods, 1100 plus homes and lots, two miles of fencing, 38 acres of water and lakes.

I found Paul's sense of commitment and focus on upholding our governing documents, tracking compliance with contractual obligations, and overseeing operations and expense management to be unparalleled. For over 25 years, the HOA had been governed by one declarant, the former developer. Waccamaw Management Company was contracted to help us become a successful resident-controlled association. Paul Johnson was the experienced professional they brought in to guide us.

There are many intricacies managing our community with eight private gated-neighborhoods, three low-maintenance developments with services provided, and four others with homes valued from \$300 to over a million. As chairperson of the street and roads committee, I worked together with Paul on the community's serious concerns with the degraded condition of our roadway. We had several meetings with the City of Columbia and the state of South Carolina to rebuild our main road. I also worked with him on Landscaping and the Architectural Control Committee. I was always impressed by his ease in navigating dealings with government officials, construction and building codes, real estate transactions, large-scale irrigation projects, and each day addressing residents' concerns.

Managing our HOA comes with never-ending challenges. During my time on the Board, there were consultations with a countless number of homeowners, legal firms, building and landscape architects, our various utility companies, and fire and law enforcement officials on a wide variety of issues. His experience and industry knowledge, communication skills, and positive attitude were invaluable in these discussions.

He is a natural problem solver, and his operations expertise is evident in everything he does. Paul Johnson is completely honest and forthright, and his commitment is clear through his long hours, after-hour emergency calls, weekend work, and evening Board meetings. In my business, someone of his caliber would be the first person I would consider adding to my team. Please feel free to contact me, I would be happy to discuss any questions you might have.

Sincerely,

*Margie Nolting*

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