

## Rules & Regulations Committee Meeting Minutes

Date: 6/17/2025

Location: Tradition Residents' Club house

Attendees: John Gaston, Jim Cronin, Kerry Petratos, David Philips, Eileen Cranny, Scott Manhoff & Celise McLaughlin

### Previous Business:

As requested, the entire 95 pages of the CCRs and ByLaws were retyped by Debbie Moeller.

The business entity for the Tradition Community at Willbrook Plantation Homeowners Association, Inc is being filed by the POA attorney, Dan Stacey, with the Secretary of State.

### New Business

#### Review of the By Laws:

Each Article was reviewed by the committee and discussed to concur with the recommended changes.

Several articles could not be reasonably amended by this group and will be brought to the attention of the Board of Directors before proceeding.

As each of the amendments to the By Laws and CCRs are reviewed, it was determined that many of the changes, although filed with the county, have no evidence of approval by the membership vote, which may or may not have been required.

The supplements to the CCRs 1 through 9 mentioned inclusions of only 401 properties and not 405. Subsequent to the meeting, it was found to be a typo in one of the supplements.

### Next steps:

Celise McLaughlin, as designated scribe, will be the official keeper of the documents and changes. She will provide John Gaston with the specific By Law Articles of question before the next board meeting.

The CCRs will be tackled for next month's meeting. There are 10 Articles which were suggested to be divided among the committee so not to duplicate efforts. Eileen, Kerry and Scott agreed to 3 of the 10, no other articles were claimed during the meeting.

Each of the amendments will also be reviewed to determine if the process to ratify them was followed in accordance with the CCRs.

Next Meeting: Tuesday, July 15 at 8:30am

The Pool House has been reserved and scheduled for the 3<sup>rd</sup> Tuesday of each month through December 2025. The meeting start time will be 8:30am and must be concluded prior to 10am, not to interfere with Home and Garden club presentations which are held every month September through April and open to the community.

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Previous Minutes and all documents, when completed, can be found on our website: [Rules and Regulations Committee https://thetraditioncommunity.com/TTCFILES/RRCommittee.htm](https://thetraditioncommunity.com/TTCFILES/RRCommittee.htm)

Respectfully Submitted

Celise McLaughlin