

TRADITION AT WILLBROOK PLANTATION
27TH ANNUAL PROPERTY OWNERS MEETING
FEBRUARY 24, 2022

MINUTES

I. Call to Order.

President elect, John McLaughlin called the meeting to order at 5:25 pm at the public library in Pawleys Island.

II. Introductions

After introducing himself, John McLaughlin introduced the Board of Directors: Debbie Moeller, Dick Baughman and Tim Mandroc. He also noted a vacancy in the position held by former president Frank D'Amato. He gave kudos to the former president's 18 years of service on the Board and said they would all do our best to continue his legacy. Two individuals have come forward to be considered for the appointment to fill this vacancy for the remainder of the term. The Board will decide on the best candidate and make an announcement to the membership.

III. Annual Business

Mr. Mandroc identified that he had received the proof of mailing and that a quorum of owners had responded or were present at the meeting. He also informed us that the IRS Tax Resolution was passed by acclamation.

Two officer positions were expiring in 2022, John McLaughlin and Tim Mandroc. Tim Mandroc recused himself from the handling of voting results and Treasurer, Dick Baughman continued with the presentation. Mr. Baughman explained the main purpose of the meeting was the election of directors for 2022. He asked for nominations from the floor, of which there were none. Therefore, by acclamation, John McLaughlin and Tim Mandroc were re-elected to serve for a three-year term.

There was a motion from the floor to waive the reading of the minutes of last year's Annual Meeting and accept them as written. The motion was seconded by a member from the floor. All were in favor and the motion carried.

IV. Committee Reports

- a) **Social** – Debbie Moeller spoke about the social events in 2021. After the pandemic it was good to have a garage sale with numerous homeowners participating and shopping. The annual volunteer recognition event was a smashing success with an Oktoberfest. With over 130 of our residents turning out, it was by far, the best event to date. The sing-along in December also brought out many of our residents and proved to be a great collection of Toys for Tots.
- b) **Covenants Committee**- After many years of service Jeanette and Bill Renault are stepping down from their roles coordinating the committee. After a tough year during the pandemic, Dick Baughman will work to get the committee up and running again.
- c) **Architecture Review Board** – Chairman, Vince Civitarese reported on the number of permits granted in 2021, a much lower number, as the pandemic made it difficult to get services and products.
- d) **Litchfield Beautification Foundation** – Debbie Moeller spoke on behalf of this committee. The work continued during the COVID shut down to maintain the medians. And all people who have donated to the cause were invited to the Beach House in October to celebrate a successful year.

- e) **Willbrook Road District**- Dave Philips spoke briefly about this committee and all the work it does to keep Willbrook Blvd and our end of Kings River Road in good condition.

V. Volunteers

John McLaughlin recognized the community residents who step up to help all year long. The Committee heads and members, communications and eblasts, welcome wagon, club house scheduling, newsletter, neighborhood directory, etc. Without our residents, we would not be as wonderful a community as we are.

VI. Budget and Reserves

Mr. McLaughlin reviewed the budget for the previous year and the growth of the reserve funds. He listed the projects that were completed in 2021 and talked about the upcoming year, the increase in monthly dues and the planned projects in 2022.

VII. Questions and Comments

The membership congratulated John McLaughlin on his first meeting as president.

VIII. Adjournment

A motion was made to adjourn the meeting, seconded and all in favor. Meeting adjourned at 6:15pm.