

*Tradition At Willbrook Plantation*  
*Twenty Eighth Annual Members Meeting*

February 28, 2023

**Minutes**

**I. Call to Order**

President John McLaughlin called the meeting to order at 5:30 PM

**II. Introductions**

Introductions of members of the current board members: Debbie Moeller, Tim Mandroc, Dick Baughman and Dave Philips. Before continuing with the agenda he introduced Chris Geno from the Sheriff's Department who spoke to the membership about his position on the beach side of Georgetown Country and his availability to them for any issues they may encounter.

**III. Annual Business**

Tim 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.

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.

Mr. Mandroc explained that the Director's Position currently held by Debbie Moeller was up for re-election. There were no opposing candidates nor nominations from the floor and Debbie Moeller was re-elected to serve another 3-year term.

**IV. Committee Reports**

**Social** – Debbie Moeller reported that the 2022 events for the community were well attended. She noted that the next event will be held in late summer as well as the sing-along in December.

**Architectural Review Board** – Vince Civitarese announced that he has resigned his position as ARB Chair and Charlie Zelinsky has taken over the position. Vince was recognized for his 20 years of dedicated service as Chairman of the ARB. He will remain available for counsel to the new Chairman. Charlie Zelinsky reported on the number of permits approved in 2022, most of which were tree removals and roof replacements.

**Covenants Committee** – Dick Baughman spoke at length about the re-institution of the covenants committee duties which were defunct during the COVID epidemic. He advised the membership that the covenants, as written, would be enforced beginning in the Spring. Any homeowner with violations will receive notice and must respond and rectify the situation.

**Litchfield Beautification Foundation** – Debbie Moeller reported on the LBF and encouraged everyone to consider donating to the maintenance of the median as it is invaluable to our property values.

**Willbrook Road District** – A report was given by David Philips on the contributions of the communities along Willbrook Blvd and Kings River Road and the work done by the Committee.

**V. Volunteers**

John McLaughlin acknowledged all of the volunteer committees. At which time John Bartha took the floor and emphasized the importance of volunteers. He also informed the membership about matters of insurance and social security.

**VI. Communications**

The president commended Vince Franco, Webmaster and made the membership aware that when responding to eblasts, please not respond to Vince, but rather to the individual responsible for the content of the eblast. He also noted that Keith Hoile, after many years, will be leaving Tradition and Doug Armour will assume the duties of annual publication of the homeowners' directory.

**VII. Budget, Audit and Capital Improvements 2022**

John McLaughlin recapped the Budget from 2022 and described all the capital improvements that had been accomplished during the year. Running through the financials as of December 31, 2022

**VIII. Budget, Reserves and Capital Improvements for 2023**

Mr. McLaughlin gave a summary of the changes in the budget for the coming year, making note of what capital improvements are in the plan. He noted that the income from home sales was instrumental in growing the reserves fund and the 2009 reserve study will be revised in 2023.

**IX. Questions and Comments**

The Board answered questions from the floor regarding the Spectrum contract expiration and explained it would not be up for renegotiation until 2024.

**X. Adjournment**

A motion was made from the floor to adjourn the meeting, which was seconded and all in favor. The Meeting adjourned at 6:55 pm.