

TRADITION AT WILLBROOK PLANTATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

APRIL 25, 2019

MINUTES

I. Call to Order

Chair D'Amato called the meeting to order at 3:40 PM. Board members present were: Frank D'Amato, John Bartha, Debbie Moeller, Richard Baughman and John McLaughlin. A quorum was established.

Also present was Lori Turner, Community Manager representing Kuester Management.

II. Open Forum For Homeowners

No action taken.

III. Committee Reports

A. **Social**

Ms. Moeller reported on the garage sale preparations which included Two Hundred Dollars (\$200.00) in receipts for those participating in the yard sale. She also reported her personal expenses for advertising in the amount of \$83.16 for which she would need a reimbursement check.

Ms. Moeller reported that the planning for the summer social was underway and the theme would be a "County Hoedown" planned for Saturday, June 22, 2019 at the Pool house at 5:30 PM.

B. **Willbrook Boulevard**

Chair D'Amato reported that he had attended a meeting and listened to a group that was trying to get Georgetown County to install a program to allow emergency vehicles to be able to change traffic lights to improve response time. No action was taken.

C. **ARB**

No action taken

D. **Building and Grounds**

(See Attachment A)

IV. Approval of Minutes – March 28, 2019

There was a motion by Mr. McLaughlin and seconded by Ms. Moeller to accept the minutes of March 28, 2019, as written. All were in favor and the motion carried.

V. Tradition Financial Report

A. **February Financials**

Mr. Baughman reported that all of his previous questions had been answered satisfactorily and would accept a motion to approve the February financial report.

There was a motion by Ms. Moeller and seconded by Mr. McLaughlin to accept the February Financial report. All were in favor and the motion carried.

B. March Financials

Mr. Baughman outlined the financials for the period ending March 31, 2019. There were general questions posed by the Board that were answered to their satisfaction. **There was a motion by Ms. Moeller and seconded by Mr. McLaughlin to accept the March Financial Report. All were in favor and the motion carried.**

C. Receipts – Pool House Rentals

Chair D’Amato gave management pool house rental receipts in the amount of Seventy Five Dollars (\$75.00) to be deposited.

D. Receipts

Chair D’Amato gave management receipts from the Tradition Petty Cash Credit Card:

1. One Hundred Dollars (\$100.00) for a gift card
2. Fifty Five Dollars and Five Cents (\$55.05) for ink for the pool house.

VI. Unfinished Business

A. Drainage Repairs

Chair D’Amato reported that the cost estimate for 116 Cobblestone would be approximately Eleven Thousand Dollars (\$11,000.00) and the start date for repairs would be May 6, 2019. The total cost for drainage repairs is expected to be Fifty Eight Thousand Four Hundred Seventy Eight Dollars and Forty Cents (\$58,478.40)

B. Sign Repairs – Stop Signs

No action taken.

C. Kings River Road Pond

This item is under advisement.

D. Covenants/ARB Update

Mr. Baughman presented a Spring Newsletter that was produced for the community about Spring Clean Up and requested a reimbursement check of Seventy Five Dollars and Fifty Nine Cents (\$75.59) for copies (See Attachment B)

E. Tom Swatzel RE: Santee Cooper

No action taken

F. Joan Leonard – trees in wetlands

Mr. McLaughlin presented a Proposed clarification of Tree Removal Rules in the Wetlands (See Attachment C). The board agreed to the clarification.

VII. New Business

A. Association Credit Cards

Chair D’Amato stated that he would like to switch credit cards to the Emburse card, because of problems with receipts not being recorded in a timely manner. Both Chair D’Amato and Alex Herndon would have a card with each having a \$5000.00 monthly limit. The current credit cards would be disabled after the Emburse cards were received. **There was a motion by Mr. Baughman and seconded by Ms. Moeller to allow these actions. All were in favor and the motion carried.**

B. Pool House Parties

After a discussion regarding non residents attending parties where alcohol was served, it was agreed that Ms. Moeller would put together a Waiver of Liability book.

VIII. Next Meeting

The next regular meeting of the Board of Directors will be on Thursday, May 23, 2019 at 3:15 PM.

IX. Adjournment

Frank R. Bynette

5-23-19