

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

April 27, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, April 27, 2023 at 1:30 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

**I. CALL TO ORDER**

Mr. McLaughlin called the meeting to order at 1:32 pm. Directors Baughman, Mandroc, Moeller and Philips were present. Also present was Lisa Klein with Kuester Management and Alex Herndon.

Mr. McLaughlin determined a quorum was established.

**II. OPEN FORUM**

- A. Les Spitzer – Discussed Covenants Revisions that he submitted for review. Ms. Moeller reviewed proposed revisions, and stated that the goal is to have a better flow and will be incorporated into pertinent parts that has already been approved.
- B. Dianne D’Attilio provided recommendations that the Board agreed to take under consideration.
- C. The Board will be sending a survey via email asking for suggestions to consider incorporating into final revisions.
- D. The Board expected to be able to review everything by May 10<sup>th</sup>, then they will move on to the ARB revisions.
- E. Discussion regarding “friendly letters”
- F. Discussion about the definition of a porch and what is and isn’t allowed in the front yard (which encompasses the driveway, sidewalk, flower beds, lawn, porch, etc.)
  - a. A number of homeowners feel there is a slow erosion due to things being allowed, and not in compliance with the guidelines, that all owners should comply with the covenants.
  - b. Lucia Jones - discussed definition of side yard and front yard and Board clarified.

**III. COMMITTEE REPORTS**

**1. Building & Grounds**

- Purchased rollers and squeegee and were installed
- Wind screens shipped
- AC service will occur on 4/28
- Debris in front pond...removed
- Bushes around transformer will be cut back so they can get to the transformer
- Changed bulbs on the bridge (all replaced).
- Spoke with folks about repair on bridge...expecting an estimate
- Seasonal landscaping is to be installed in the next 10 days.

2. **Social**

- 18 signed up for yard sale that is being held May 6<sup>th</sup>
- Darlene Dotson, Donna Rawlings and John McLaughlin will handle set up
- Still determining the theme and date for the Annual Social

IV. **PRIOR BOARD MEETING MINUTES**

**A motion was made, seconded and all in favor, it was moved that:  
The March 27, 2023 meeting minutes are approved.**

V. **Financials**

A. Mr. Phillips reviewed the financials, stated that everything looks good.

**A motion was made, seconded and all in favor, it was moved that:**

**The March 2023 Financials are approved.**

- B. Deposits were handed over to Ms. Klein; yard sale \$170.00 ARB \$500.00, sale of handicap chair \$1,800
- C. Receipts were submitted for reimbursement.

VI. **Unfinished Business**

- Still working on the revised Covenants
- Tim contacted Santee Cooper still working on transformer cover replacement
- Still working on having the plaster on bottom of pool repaired
- Re-inventory pool furniture
- Alex is still working with Coastal Asphalt to finish concrete replacement at end of Confederate Lane and Sandfiddler Drive.
- Adding a drain to drinking fountain at the pool has been tabled until the fall.
- Community rust control—looked at multiple solutions, all seem too costly. Will look at procedure for putting rust removal on a schedule, potentially twice yearly.
- Pool keys and door locks – keys – John to look into pool fobs, mag locks, etc. Ms. Klein to reach out to her contacts.
- The bridge at the front entrance is being fixed. Consider changing color to lessen the appearance of rust.
- Continue to look into a road assessment plan.

VII. **NEXT MEETING**

The next meeting is scheduled for May 25, 2023 at 1:30 pm.

VIII. **ADJOURNMENT**

A. Motion made, second and all in favor, and the meeting adjourned at 3:45 pm.