

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES
April 25, 2024

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, April 25, 2024 at 2:30pm at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 2:29 pm. Directors Moeller, Mandroc Gaston and Legg. Also present was Lisa Klein with Kuester Management and Alex Herndon.

Mr. McLaughlin determined a quorum was established.

II. Open Forum

- a. Mr. Foderaro – Issue with allowing even one (1) flag, due to inability to control content.
Saw a lot of yards with more than just one (1) flag, as well as excessive yard décor and mailbox decorations. Feels allowing is a mistake. Question about rusty areas around the community.
- b. Barry – attending to educate himself.

III. MEETING MINUTES

**Motion made, seconded and all in favor, it was so moved that:
The March Meeting Minutes are approved.**

IV. COMMITTEE REPORTS

A. Building & Grounds

- a) Board discussion about bushes encroaching on sidewalks.
**Motion made, seconded and all in favor, it was so moved that:
Alex Herndon will address bushes encroaching on sidewalks.**
- b) Review of Alex Herndon's completed or upcoming repairs.
- c) The card readers at the pool are working well. There are still fifty-eight (58) owners that have not requested pool cards.
- d) Alex Herndon will be power washing at the front entrance.
- e) Deb Moeller requested that the blinds at the guard house be addressed ie. replaced.

B. Social

- a) Annual Yard Sale is May 4 – 8 , 2014 at 12noon.

V. Old Business

- a) Covenants – discussion about flags. Letters went out to owners and there were mixed reviews.
- b) Spectrum Contract has been approved, signed and submitted, and will be effective January 1, 2025.
- c) Covenants Book – final review is scheduled for May 14, 2024.
- d) Still in discussions with Attorney Mac MacCutcheon regarding ARB Guidelines revisions, ballots & proxies.
- e) The next section of road to be replaced is being scheduled...TBA.

VII. Financials

- a) Mr. McLaughlin provided Lisa Klein with deposits and reimbursements.
- b) Financials reviewed by John Gaston
**Motion made, seconded, and all in favor, it was so moved that:
The March financials are approved.**

VIII. NEXT MEETING

The next meeting is scheduled for May 23, 2024 at 2:30 pm.

IX. ADJOURNMENT

Motion made, second and all in favor, and the meeting adjourned at 3:20 pm.