

**TRADITION AT WILLBROOK PLANTATION  
OPEN MONTHLY MEETING MINUTES**

**April 23, 2026 at 1:00 P.M.**

**I. Call to Order**

**II. Open Forum for Homeowners**

Dave Philips – wants to order fire hydrant decals/markers (35-40)

**Motion, seconded and all in favor, it was so moved:**

**Approved to purchase fire hydrant decals**

Storm doors – same color as the door – if not matching must be black or white.

Rules and Regulations Task Force meeting coming up.

Still working through separating from Willbrook documents

**III. Committee Reports:**

**A. B&G Report**

- a. Flowers, brown mulch and pine straw is scheduled for the week of 5/1/26
- b. Issue with skimmer at the pool. Vendor thinks it's an electrical problem.
- c. Leaks repaired around the pool

**B. Social**

- a. Yard Sale-
  - i. 15 signed up
  - ii. Celise to send a reminder
- b. Owner questioned the ability to a committee to manage and sell flag kits for the appropriate holidays
- c. Debbie Moeller discussed \$1,000 donation to Litchfield Beautification Foundation.

**Motion made, seconded and all in favor, it was so moved that:**

**\$1,000 donation to Litchfield Beautification Foundation is approved.**

**C. ARB**

ARB believes that Security Cameras should be focused on POINTS OF ENTRY to their home. This would limit the potential infringement on a neighbor's property.

**IV. Approval of March Minutes**

**Motion, seconded and all in favor, it was so moved that:**

**The March 2026 Meeting Minutes are approved.**

**V. Tradition Financial Report**

- Deposits – clubhouse, license plates, repair of the bridge
  - Receipts –
  - Accept March Financials
- Revenues area ahead of expectations.

**Motion, seconded and all in favor, it was so moved that:  
The March financials are accepted.**

**VI. Completed Projects –**

- Spectrum Business will remain the telephone provider for the D’Amato Clubhouse, as Spectrum bulk residential is unable to provide phone service for emergency purposes.
- Revamped D’Amato clubhouse communication links to use community internet.
- Reconnected exterior pool land line.
- Completed repair of outdoor shower, water fountain and hose bib.
- Repaired damaged corner of the tennis/pickleball court fence damaged by a falling tree.
- Completed analysis if soil at back gate to ensure healthy vegetation.
- Repaired tennis/pickleball wind screens.

**VII. Unfinished Business:**

- Continue participation with the COSAP process.
- Finalize the revision to our RFP process.
- Continue to work with attorney and Willbrook Plantation to remove their name from being mentioned in Tradition documentation.
- Continue the Covenants and Rules and Regulations Review.
- Secure estimate for next road replacement from Coastal Asphalt.

**VIII. New Business:**

- Once RFP process approved, begin RFP process for anticipated services.
- Delayed spring planting due to plant availability. New date for installation is Friday 5/1.
- Pergola repair and painting is scheduled for May 2.
- Installation of pine straw and mulch. Make sure the mulch is brown.

**IX. Adjournment**

**Motion made, seconded and all in favor, meeting adjourned at 1:40pm**

**Next Meeting on Thursday May 28, 2026 at 1:00.**