

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

August 25, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, August 25, 2022 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 1:30 PM. Directors Baughman, Mandroc, Moeller and Philips were present. Also present was Lisa Klein with Kuester Management.

Mr. McLaughlin determined a quorum was established.

II. OPEN FORUM

Owners: Les Pitzer and Paul Hayes attended the meeting. Questions about covenants changes. Haven't heard more about it. Discussion about the condition of the neighborhood, street parking after dusk, RVs in driveways and miscellaneous items in yards. The BOD indicated they will discuss the issues with the offenders.

III. PRIOR BOARD MEETING MINUTES

Mr. Mandroc made a motion, Mr. Philips seconded and all in favor, it was moved that: The August 25, 2022 meeting minutes are approved

IV. COMMITTEE REPORTS

- a. Ms. Moeller will be calling for volunteers for the Senior Prom in October and the DJ is secured. Reported a call for volunteers will be initiated soon. This event will be coupled with the Frank D'Amato Clubhouse dedication.

V. ARB

- a. Mr. McLaughlin reported that updated colors for Stucco and siding have not been decided on. They will be presented at next month's meeting.

VI. FINANCIALS

- a. Mr. Baughman reviewed financials for June.
- b. Deposits provided to Lisa by Mr. McLaughlin
- c. Discussed budget issues and items.
- d. Board discussion regarding 2023 paving...wants to compare previous costs.
- e. Questions about capital contribution at closing. Ms. Klein explained that KMG reports the information to the attorney prior to closing and the disbursements are handled by the closing attorney.

Mr. Baughman made a motion, Mr. Philips seconded and all in favor, it was so moved that: The July 2022 Financials were approved.

VII. Building & Grounds

- a. Gutters were cleaned.
- b. A/C filters replaced in bathroom.
- c. Replaced light fixtures in covenants room.
- d. Trimmed tree on Basketmaker.
- e. Crack in sidewalk at 706 Tradition Club needs repaired due to trip hazard.
- f. Alex will inspect for trip hazards throughout community.
- g. Ms. Moeller will be looking for a new bench.
- h. Alex to look at wells and to address rust issues.

NEW BUSINESS

- a. Tabling handicap chair install at pool until winter.
- b. Transformer is rusted out by the front pond. Mr. Mandroc to contact Santee Cooper.
- c. New sign was installed at Deacon.
- d. Power washing of pool furniture to be conducted in the spring.
- e. Plaster pop in pool to be repaired after pool season.
- f. EV charging stations are being discussed at LBTS. We believe these charging stations should be the responsibility of the individual regimes and should not be installed in the beach parking lots.
- g. Due to non-residents in our clubhouse parking lots, a new sign will be installed (Private Property). Alex to install.
- h. Mr. McLaughlin reported information on HVAC Contract - \$623.40 for twice a year service.

VIII. NEXT MEETING

The next meeting is scheduled for September 22, 2022 at 1:30 pm.

IX. ADJOURNMENT

- a. Ms. Moeller made a motion, Mr. Mandroc seconded, all in favor, and the meeting adjourned at 3:05 PM.