

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

August 24, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, August 24, 2023 at 1:26 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 1:26 pm. Directors Mandroc, Moeller, Gaston 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. Diane with Covenants Committee – Board discussed various compliance issues; patios, material, porches. Board indicated that all will be clarified in the revised Covenants.

III. Prior Board Meeting Minutes Approval

**Motion made, seconded and all in favor, and it was so moved that:
The July 20, 2023 Open Board Meeting Minutes are approved with correction.**

IV. COMMITTEE REPORTS

A. **Building & Grounds**

- a) Put kiltz on pool bath ceiling to eliminate water stain
- b) Power washed the pool deck and clubhouse
- c) Picked up supplies at Costco
- d) Finishing pressure washing outside fence next week.
- e) Pressure washed inside of pool fence
- f) Pulling vines at front entrance
- g) Pool gate is now working
- h) Matt, the Tradition Golf Club superintendent has removed the dead tree that is down at TCD by the bench between Deacon and Boatman.
- i) CPS fixed the fountain issue that was pulsating.

Meeting recessed at 1:44 to return and complete Executive Session

Meeting reconvened at 2:19 following adjournment of Executive Session

- j) Alex to replace concrete so drinking fountain will be off.
- k) Alex to treat wasp nest and will continue to maintain.

B. **Social**

- a) Debbie Moeller turned in reimbursements from the Luau

b) Christmas lights are scheduled for November, exact date is TBD

V. Old Business

- a) Resurfacing of Tradition Club Drive and Deacon will take place starting September 11 for 1-2 days. An email blast to the community will be sent.
- b) Still waiting for speed trailer that is still being repaired.
- c) Mr. McLaughlin has received two (2) estimates for new doors at the clubhouse. One with a transom and one without a transom.
- d) Board discussion about upcoming expiration of Spectrum contract and renegotiating new contract.
- e) Mr. Mandroc still looking into potential new telephone carrier for pool/clubhouse phone(s). Still trying to reach the proper contact.

VI. New Business

- a) The bike path can no longer be used. An email will be sent to all owners
- b) Board discussion regarding security at front and back gates is tabled until next meeting.
- c) Board discussion about screening the trash area at the fence at the clubhouse.

**A motion was made, seconded and all in favor, it was moved that:
Screening of the trash can area at the clubhouse is approved.**

- d) Board discussed street lights and potential savings, further discussion at next meeting.

VII. Financials

- A. Mr. Phillips reviewed financials.
- B. Mr. McLaughlin provided receipts for reimbursement and clubhouse rental checks.

**A motion was made, seconded and all in favor, it was moved that:
The July 2023 Financials are approved.**

VIII. NEXT MEETING

The next meeting is scheduled for September 28, 2023 at 1 pm.

IX. ADJOURNMENT

- A. Motion made, second and all in favor, and the meeting adjourned at 3:35 pm.