

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

**August 27, 2026 at 1:00 P.M.**

**I. Call to Order to order**

- John, Mike, and Doug in attendance. Eileen called in as she was away on vacation. Debbie not in attendance. Whitney Carson from Kuester present.

**II. Open Forum for Homeowners**

- Homeowner suggestion- Possible putting up a wall or board to practice pickle ball and tennis. Approx- \$400 guesstimation. Homeowner to send examples to board.
- Pool- Concerns that no one reads the rules and regs. Suggestion- Send an eblast with the pool rules “Pool Seasoning Coming Up”. Concerns about ball playing and float concerns. Jumping in the pool. Diver sticks in pools. Suggestion to send out blast every 6 weeks.

**III. Committee Reports:**

- **B&G Report-**

- No report to report on. John to present report for review at a later date

- **Social-**

- Party September 5<sup>th</sup>. Working to finish planning. RSVP to be expected of 148. Many volunteers are helping with multiple food and cookies. Asking Residents to bring chairs

- **Covenants-**

- Compliance will be in community September 14<sup>th</sup> and 15<sup>th</sup>. No Thursdays as this is trash day. Notify the board with the date of inspection in advance.

- **Grounds**

- Motion made to move forward and approve to proceed with the island landscape and irrigation project. 2<sup>nd</sup> made and all in favor. --- --
  - Waiting on info about relocating fire hydrant- waiting on proposal. --
  - Board to walk property to assess the need of tree work at pool

- **CCR/Rules and Regulations**

- Committee reviewing proposed changes one final time and then will send to board. Recommendation for attorney to review after board review.

**IV. Approval of July Minutes – Motion to approve, 2<sup>nd</sup> all in favor**

## **V. Tradition Financial Report**

- Deposits -- \$225.00 Clubhouse rental fee, \$20 2 new license plates, ARB Refundable deposits-\$1000
- Receipts – None.
- Accept July Financials- Motion to approve, 2<sup>nd</sup> all in favor

## **VI. Completed Projects –**

- Power washed the parking lot and painted car and golf cart lines at the D'Amato Clubhouse.  
-Receipts submitted to Kuester for project prior to meeting
- Weeded beds at the front gate and clubhouse.
- Purchased a replacement pool pump.  
-To be installed September 4th

## **VII. Unfinished Business:**

- Continue participation with the COSAP process.  
-John will continue to update the board on process
- Continue the Covenants Review.  
-Committee still in review
- Interviews continue with potential candidates for our Management Companies.  
-Board still working through this process actively going through the RFP process
- Received documentation regarding the Standard Operating Procedures and Work Orders for LBTS Security Patrols. After review, will determine if security patrols within community to take place.  
-Trial period on Patrol. No cost to the Association. Made a motion to move forward with patrols and continue to review the services provided. 2<sup>nd</sup> and all in favor
- Investigate getting POA security cameras online with Spectrum Business.  
-Board still actively working on. Online access will become available with these cameras.
- Continue to look into issues caused by drought conditions.  
-Water levels continue to improve with heavy amounts of rain.  
Volunteer restrictions remain in place.

## **VIII. New Business:**

- Back Gate concrete pad for Riccio bench.  
-Proposal amount requested. Expected quote to be received in a few days.  
Made a motion that a slab will be placed 2<sup>nd</sup> made and all in favor
- Installation of new pool pump.  
- Pool pump installation Scheduled on the 4<sup>th</sup>. Recommendation that the pool will be closed at 12 on September 5<sup>th</sup>. Board to send out communication to community concerning this closure time due to the party.
- Evaluating options for fixing the sink hole along golf course pond from drainage pipe on TCD.  
-No Options to be presented at this time however this has been requested from vendor.

**Next Meeting on Thursday September 24 , 2026 at 1:00.**