

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

December 19, 2024 at 1:00 P.M.

The Tradition at Willbrook Plantation Board of Directors held the open board meeting on Thursday, December 19, 2024 located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina at 1:00pm.

- I. Called to Order
 - a. Meeting called to order at 1:03 PM by President John McLaughlin.
 - b. All present: John McLaughlin, John Gaston, Debbie Moeller, Michael Petscavage.
- II. Homeowner Questions:
 - a. Joe Stacey –
 - i. Question regarding standing of “quiet on Sunday” rule and its application to homeowners
 1. Being reviewed by the Board
 - ii. Antenna/satellite Rules and Regulations
 1. Board is correcting the Rules and Regulations regarding this issue, does not currently enforce.
 - iii. Homeowner requests to view Kuester contract
 1. Board is working with attorney to create NDA and application for document review.
 - b. Jim Cronin –
 - i. Homeowner request to restate the bylaws and CC&Rs
 1. This would require a substantial vote and agreement of 67% of the community
- III. Old Business
 - a. Alex’s report
 - i. Installed new kitchen faucet
 - ii. Working the vegetation around irrigation pump on Deacon – it was also serviced
 - iii. Landscaping issue at end of Deacon and TCD discussed with vendor
 - iv. Rust stains cleaned from signs and curbs on Deacon/Tradition Club Dr.
 - v. Clubhouse pest control 12/18/24
 - vi. Irrigation pumps were re-primed front and rear for flowers
 - vii. The backflow preventer has been replaced due to a leak.
- IV. Social Committee
 - a. Chair rack acquired
 - b. Check returned to void, singer for Christmas party was sick
 - c. Debbie submitted expenses for lights storage and Christmas fest
- V. Approval of Minutes

**Motion, seconded, and all in favor, it was so moved that:
The November’s Minutes are approved.**
- VI. Financials

**Motion, seconded, and all in favor, it was so moved that:
Financial Review to be deferred until January**

 - a. Investment maturity schedule review
 - a. Should help with community improvement
- VII. New Business
 - a. All rust from signs to be removed.
 - b. Final Rules and Regs to be finalized
 - c. Finalize all legal documents for homeowner review
 - d. “Road Guys” to make recommendations for next section of roads to be replaced.
 - e. Driving range drainage blockage to be addressed
 - f. Received deposits from the Board
- VIII. Adjournment
 - a. Adjourned at 2:35 PM