

OPEN MONTHLY MEETING

December 18, 2025, at 1:00 P.M.

- I. **Call to Order at 1:00 quorum of 3 John McLaughlin, Mike Petscavage & Doug Armour**
- II. **Open Forum for Homeowners**
 - Non present
- III. **Committee Reports:**
 - B&G Report–
 - Bushes on Back Berm, Kings River Road, have been trimmed
 - Battery valves for irrigation should be installed tomorrow along with new clock at the front entrance
 - Wind Screen was put back up at tennis/pickle ball court 12/17/25 and pool chairs were stacked
 - Landscape crew will be off next week for Christmas
 - Social –
 - Sing-along took place but was poorly attended and will consider changing to potluck next year.
 - Many owners of volunteered to put up lights. Thanks to all who assisted.
 - Covenants –
 - Follow up on November inspections will be completed.
- IV. **Approval of November Minutes –**
Motion, seconded and all in favor, it was so moved that:
The November Meeting Minutes are approved.
- V. **Tradition Financial Report**
 - Deposits -John provided
 - Receipts –John provided
 - Accept November Financials – surplus overall.**Motion, seconded and all in favor, it was so moved that:**
The November financials are approved with the requested changes to the budget.
- VI. **Completed Projects –**

- Installation of fiber optic lines
 - HTC Dan Stacy to remove right away into tradition
- Creating temporary fix to front gate irrigation electrical problem as a result of Fiber Optics line installation.
 - New irrigation contract with Viney DiMaggio January
 - Doug and Alex to learn to how to turn on and off
- Finalized the Irrigation contract w/ Viney DiMaggio. Negotiations in January
- Trash registration was completed.
- Informed Pine Straw vendor that solicitation not allowed in community.

VII. Unfinished Business:

- Continue participation with the COSAP process.
 - Specific Terms with Security still work in progress should be coming in next few weeks. Rover does not enforce sub association rules. They do eject solicitors & make sure contractors only work during permitted hours. Waiting on post orders.
 - Myrtle Beach National is in negotiation with LBTS regarding building on North End. 100 residential units are planned as well as some commercial like restaurants & a health club
 - Owners of residential units will have access to LBTS all year long. LBTS is looking at hiring a person to better manage access.
- Finalize the revision of our RFP process.
 - Ongoing hope to have something in the 1st quarter.
- Approve the Irrigation contract to ensure all zones are working as planned during the growing season.
- Resolve issue with false Right-of-Way document with Georgetown County.

VIII. New Business:

- Once RFP process approved, begin RFP process for anticipated services.
- Tradition has the following official committees
 - ARB - John

- Finance – Mike & John
- Social- Debbie, Moeller
- Rules and Regulations - John Gaston
- Grounds Committee - Doug

Adjourned 2:24pm

Next Meeting on Thursday January 22, 2026 at 1:00.