

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

February 23, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, February 23, 2023 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 1:26 pm. Directors Mandroc, Moeller 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. Homeowner, Karen Ebbets, with The League of Women Voters came to address the board to request that the Board allow them to solicit for donations. The Board informed her that there is no soliciting in Tradition at Willbrook. The Board stated that they will announce the request to the community and use the clubhouse as a drop – off location.
- B. Bob with Weaver Construction addressed the board regarding the condition of the roads in Tradition; the asphalt is not to standard; if only overlaid, it will result in reflective cracking and within 6 months cracks will re-emerge; Indicated that Palmetto Asphalt is highly recommended;

**III. PRIOR BOARD MEETING MINUTES**

**A motion was made, seconded and all in favor, it was moved that:  
The January 26, 2023 meeting minutes are approved.**

**IV. COMMITTEE REPORTS**

- A. Ms. Moeller reported that the Community Yard Sale will be held on May 6, 2023

**V. Covenants**

- A. The board discussed the need for a Co-Chair for the Covenants Committee. John Gaston has indicated interest.

**A motion was made, seconded and all in favor, it was moved that:**

**John Gaston will be co-chair of the Covenants Committee**

- B. Mr. Mandroc reported that three (3) transformers had been replaced.

## **VI. Financials**

- A. Mr. McLaughlin reviewed the financials, and Ms. Klein will clarify some numbers on the income statement regarding trash.

**A motion was made, seconded and all in favor, it was moved that:**

**The January 2023 Financials are approved.**

- B. Deposits were handed over to Ms. Klein; clubhouse rental and license plates

## **VII. Building & Grounds**

- A. Repairs at pool were not completed – will contact Goodwin Pools.
- B. Tables for pool have not been ordered.
- C. Wells will not be dug due to cost.
- D. There are additional beaver dams and they will be addressed.

**A motion was made, seconded and all in favor, it was moved that:**

**Jim Cronin will chair committee to seek out cable and internet vendors for comparative proposals.**

- E. Flags were installed at the front and rear entrance.
- F. New locks were installed at the tennis courts.
- G. Assisted in putting away Christmas decorations.
- H. Fire system and HVAC inspection today.

## **VIII. NEXT MEETING**

The next meeting is scheduled for March 23, 2023 at 1:00 pm.

## **IX. ADJOURNMENT**

- A. Motion made, second and all in favor, and the meeting adjourned at 3:15pm.