

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

January 26, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, January 26, 2023 at 3:30 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

**I. CALL TO ORDER**

Mr. McLaughlin called the meeting to order at 3:30 pm. Directors Baughman, 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**

Homeowners Jim Cronin, Les Pitzer, Paul Hayes, Ann Cronin and Dot Nolan were in attendance.

- Mr. Cronin asking for more details and update on the Spectrum billing, and offered to assist in renegotiating the contract. Ms. Klein reviewed the Spectrum billing. Mr. Cronin requested Spectrum invoices for the last four (4) years to review.
- Donna Rawlings has updated the clubhouse rules and regulations. They are provided to each renter to ensure all rules and clean up procedures are followed.

**III. PRIOR BOARD MEETING MINUTES**

**A motion was made, seconded and all in favor, it was moved that:  
The December 15, 2022 meeting minutes are approved.**

**IV. COMMITTEE REPORTS**

- a. Ms. Moeller turned in final receipts for reimbursement costs incurred for the Senior Prom.
- b. Ms. Moeller reported that there were over 70 that attended the Christmas Sing-A-Long.
- c. Will be sending a request to issue the Tradition POA annual donation to Litchfield Beautification.

**V. Covenants**

- a. Revisions are still in progress.
- b. The BOD is sad to announce that Phil Fleiss is resigning from the Covenants committee after over 20 years of service. Thank you, Phil, for your many years of serving our community. The BOD approved the appointment of Diane Legg as new members of the Covenants Committee member.

**VI. ARB**

- a. Mr. McLaughlin brought up the need to approve the addition of 2 new ARB members due to the resignation of 2 existing members Vince Civitarese and Keith Hoile. Keith is moving. Vince who has been our ARB Chairman for over 20 years retiring. The community is very grateful for Vince's excellent work for such a long time. The BOD has approved the addition of Jim Jackson and Bob Hammond as their replacements. The BOD appointed Charlie Zelinsky as the new ARB Chairman. AL Britsch is the Secretary of the ARB.

## **VII. FINANCIALS**

- a. Mr. Baughman reviewed financials for November.
- b. The December financials are on hold due to late close from end of year.

**Motion made, seconded, and all in favor, it was so moved that:  
The November 2022 Financials were approved**

## **VIII. Building & Grounds**

- a. Flags were installed at the front and rear entrance.
- b. New locks were installed at the tennis courts.
- c. Assisted in putting away Christmas decorations.
- d. Fire system and HVAC inspection today.

## **IX. New Business**

- a. There are cracks in the pool stairs and the pool has a slight leak, so pool will be drained below the first step in February to repair the crack and the plaster pop.
- b. Cement repairs are not complete. Additional work is needed on Confederate Lane.
- c. The drinking fountain at the pool is to be repaired due to freezing.
- d. Board discussed rust control throughout community. Mr. Phillips recommended sealing to control. More analysis is needed.
- e. Board discussed “private” clubhouse use has to pay \$25.00 per booking. The fee is only waived if the event is open to the community.
- f. The Board will work with the Tradition Golf Club to have periodic parties at the Golf Clubhouse.
- g. Mr. Phillip and Mr. Albright are meeting with two asphalt companies regarding the roads and the timeline for repair.
- h. Mr. Mandroc reported that three (3) transforms have been replaced.
- i. A homeowner brought us the issue of security in the neighborhood. The BOD is going to look into the possibility of security cameras.
- j. Board discussed the need for more plastic tables around the pool.

**Motion was made, seconded and all in favor, it was so moved that:  
Twelve (12) tables will be purchased for the pool**

## **X. NEXT MEETING**

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

## **XI. ADJOURNMENT**

- a. Motion made, second and all in favor, and the meeting adjourned at 5:30pm.