

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

January 22, 2026 at 1:00 P.M.

I. Call to Order – 12:59PM

II. Open Forum for Homeowners

Jim Cronin provided a report of the Rules and Regulations Committee (Covenants, Conditions and Restrictions CCR)

Feels owners should vote on the change from being under Willbrook POA

Dave Philips asked about Tradition being under Willbrook. Questioned what progress our attorney is making. Flood lights at front gate, recommend removing large bushes covering the lights to show the lights and negatively affects the entrance.

Black storm doors are being approved, but the ARB guidelines specifically state that they are not allowed. The Board will discuss during the Executive Session.

Les Pitzer – issue with fall leaves (blowing leaves into bushes – not removing). Asked about making Tradition a 55+ community. Board and Lisa advised that it would be a huge task, county, potentially State and CCR revision.

Reyn – update on flowers near Kings River Rd. under the sign is getting irrigation but it is very dry and may need all new soil. It will be focus for the spring planting. Wants to coordinate timing of mulching with Chad.

III. Approval of December Minutes

**Motions, seconded and all in favor, that:
December Open Meetings are approved.**

IV. Committee Reports:

1. B&G Report

Crepe Myrtles on back berm trimmed back.

Board discussion about re-soiling the area near Kings River Rd (back Entrance).

Motion, seconded and all in favor, it was so moved that:

Renovate the soil at the back-gate.

2. Social

Debbie Moeller - Garden Club donated a new flag. Have Alex install.

Community Garage Sale – May 2nd – will get balloons and advertisement. Price to stay the same.

V. Financials

Tradition Financial Report

a) Deposits - \$250.00

b) Receipts –

c) Motion, seconded and all in favor, it was so moved that:

Accept December Financials

VI. Completed Projects

a) Completed removal of Christmas decorations taken down week of January 15, 2026.

b) Removed damaged crepe myrtle from berm.

c) Replaced fountain light.

d) Coastal pond solutions is turning off fountains today.

VII. Unfinished Business:

a) Continue participation with the COSAP process.

b) Finalize the revision to our RFP process.

c) Approve the Irrigation contract to ensure all zones are working as planned during the growing season. Implement contract.

- d) Resolve issue with false Right Of Way document with Georgetown County.
- e) Resolve issue with Willbrook Plantation name being mentioned in Tradition documentation.

VIII. New Business:

- a) Once RFP process approved, begin RFP process for anticipated services.
- b) Revamp D'Amato clubhouse communication links

IX. Next Meeting on Thursday March 26, 2026 at 1:00pm

X. Adjournment – Adjourned at 2:28pm