

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

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MINUTES

July 22, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, July 22, 2021 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

**I. CALL TO ORDER**

Mr. D’Amato called the meeting to order at 3:05 pm. Directors Baughman, Moeller and Mandroc were present. McLaughlin was not present. Ms. Klein with Kuester Management Group was also present.

Mr. D’Amato determined a quorum was established.

**II. HOMEOWNER FORUM**

Mr. Franco was present and stated that he will continue to manage the web-site, but does not want to continue doing email blasts as they have become overwhelming. Mr. D’Amato and the Board thanked Mr. Franco for his dedication to the community and will ask that Celise McLaughlin assist Mr. Franco with communications going forward.

**III. COMMITTEE REPORTS**

- a. **Social** – Mrs. Moeller discussed potential for October Fest, possible date of October 22<sup>nd</sup> or 23<sup>rd</sup>, but not confirmed. She will get a line up of volunteers, looking into tents and/or tarps to put over the pergola. Will firm up at next Board meeting.
- b. **ARB** – Mr. D’Amato stated that Bradford trees would no longer be allowed in the future, so ARB will not be approving those going forward.
- c. **B&G** – Patches were filled in with sod in small spots. Obtained new hinges for gates. Trying to get new keys for the cabinets and two (2) pine trees being removed at Culpepper’s. Received estimate from Pawley’s Island locksmith for the pool gate.

**IV. APPROVAL OF MINUTES**

Mr. Baughman made a motion, Mrs. Moeller seconded, all in favor and it was moved that:

**The minutes from the June 24, 2021 open Board meeting were approved.**

**V. FINANCIAL REPORT**

a. Deposit/Checks/Reimbursements

\$25.00 check for pool/clubhouse rental to Lisa Klein, a receipt for reimbursement for Susan Akers to be charged to 8505 and Mr. D’Amato turned in a receipt for reimbursement for purchase of paint.

b. Financials

Mr. Baughman discussed financials and account balance. He asked that the \$3523.83 in GL 5118 be re-coded to 7020-01. Also asked to inquire with accounting about Alex’s invoice with multiple items and how they were coded and to supply update at next meeting.

Mrs. Moeller made a motion, Mr. Mandroc seconded, all in favor, and it was moved that:

**The June 2021 financials are approved**

**VI. UNFINISHED BUSINESS**

- a. Mr. D'Amato discussed that he was made aware of a meeting that was held by owners of LBTS at the clubhouse regarding multiple complaints; non-owners accessing the community, using community amenities, beach shuttle, beachgoers using beach house bathroom, etc.
- b. **Pool Inspection** – Pool passed inspection.
- c. **Tennis Courts** – Howard B Jones that previously re-surfaced the tennis courts will conducting the repairs on the tennis poles and nets.
- d. **Pool Furniture** – Mr. D'Amato ordered new lounge chairs and table chairs for the pool. The total is \$6,088 and he paid half to order. Should be here soon, but no firm delivery date.
- e. **Handicap Chair** – Mr. D'Amato is purchasing a handicap lift chair for the pool but is currently looking for someone to install. Alex Herndon provided the name of someone that may be able to install.
- f. **Kings River Road** – Mr. D'Amato stated that he is trying to get the golf course to insure workers, for liability purposes when using Tradition pond water.
- g. **Trash Survey** – The Board voted to change trash pick up services to Bill Floyd Services, which will begin January 2022. An email blast will be sent to the community regarding the new services and effective date along with a document to register for new trash and recycling pick up. Invoicing will be conducted annually as has always been. There will be no change to people using Rutledge.

**Mrs. Moeller made a motion, Mr. Baughman second, all in favor it was moved that:**

The attorney will provide written notice of cancellation to Waste Management.

VII. The next Board of Directors meeting is scheduled on Thursday, August 26, 2021 at 3:15pm.

#### VIII. ADJOURNMENT

Ms. Moeller motioned to adjourn the meeting, Mr. Baughman seconded, all in favor, motion passed.  
Meeting adjourned at 5:04 pm.