

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

July 28, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, July 28, 2022 at 10:30 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 10:30am. Directors Baughman, Mandroc, Moeller and Philips were present. Also present was Lisa Klein with Kuester Management.

Mr. McLaughlin determined a quorum was established.

II. OPEN FORUM

Owners: Norma Wolf, Barbara Alice, Barbara Browd, Jeanette Renault, Chris Wiklendt and Carol Farley brought multiple issues to the attention of the board: residential outdoor showers and their use, overnight street parking, trash cans in view, various common grounds concerns, pool use, non-resident pool use and pool key replacement.

After a lively discussion, the Board advised that they have noted their concerns, will discuss resolutions and provide feedback at a later date.

III. PRIOR BOARD MEETING MINUTES

Mr. Mandroc made a motion, Mr. Philips seconded and all in favor, it was moved that: The June 23, 2022 meeting minutes are approved

IV. COMMITTEE REPORTS

a. Ms. Moeller has nothing coming up beside confirmation of the Frank D'Amato dedication.

V. ARB

a. ARB to have stucco and siding color by next month's meeting.

VI. FINANCIALS

- a. Mr. Baughman reviewed financials for June.
- b. Deposits provided to Lisa by Mr. McLaughlin

Mr. Baughman made a motion, Mr. Philips seconded and all in favor, it was so moved that: The June 2022 Financials were approved.

VII. Building & Grounds

- a. New flags were installed at the front and back entrances.
- b. Back fountain is now running properly
- c. Planted 2 bushes at pump station
- d. Holding off on rust stain removal per Board and they are looking into another alternative.
- e. Took old chairs to recycle
- f. BFPE conducted their inspection
- g. Installation of handicap chair tabled for the time being.

VIII. NEW BUSINESS

- a. Goodwins Pool Service will be power washing the pool furniture.
- b. Furniture replacement is tabled until 2023
- c. New caution sign is up alerting drivers of a blind driveway.
- d. Sidewalk/curb project looks great!
- e. There were five beaver dams to removed.
- f. Estimate to remove rust if \$3500.

**Mr. McLaughlin made a motion, Mr. Moeller seconded, all in favor, it was so moved:
The work is approved to completed as per the estimate provided to remove rust.**

- g. Trash pick-up service for 2023
 - a. Board discussion regarding 2023 Trash registration procedure. Letter will be going out to all homeowners.
 - b. Board discussion regarding BFS request for small increase due to rising costs. If prices return to the 2022 levels the increase would be reviewed for a potential return to the original price.

**Mr. Philips made a motion, Mr. Baughman seconded it, all in favor, it was moved that:
Effective January 1, 2023, there will be a \$1.00 increase per homeowner per month (\$12.00 additional per year) for both trash and recycling services.**

IX. NEXT MEETING

The next meeting is scheduled for August 25, 2022 at 1:30 pm.

X. ADJOURNMENT

- a. Ms. Moeller made a motion, Mr. Mandroc seconded, all in favor, and the meeting adjourned at 12:21pm.