

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

July 20, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, July 20, 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 1:33 pm. Directors Baughman, Mandroc, Moeller, Gaston, 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. Les Pitzer – Pool signs – the pools rules posted don't seem to be in line with the Tradition CCR's. Board confirmed that the signs posted are DHEC rules. Mr. Pitzer recommended cameras at the pool, and volunteered to search for potential vendors/proposal.

III. Prior Board Meeting Minutes Approval

**Motion made, seconded and all in favor, and it was so moved that:
The June Open Board Meeting Minutes are approved with correction.**

Meeting temporarily adjourned at 2:11pm to return to Executive Session

Open Board Meeting reconvened 2:17pm

IV. COMMITTEE REPORTS

A. **Building & Grounds**

- a) Purchased and installed two (2) new clocks.one in store room and one for tennis courts.
- b) Need trash bags
- c) Replaced phone in the clubhouse
- d) Trimmed palm trees and clubhouse and front entrance
- e) Trimmed bushes on back berm
- f) Attached soft closure at pool gate.
- g) Board indicated that the pool fence needs to be cleaned.
- h) New pool fob system is expected to be installed in September.
- i) Plaster pop identified in pool. Goodwin poll Services to repair.
- j) Pool deck under the grill still needs painting.
- k) Pool bathroom ceilings needs painting.
- l) Replacement gas for grill and storage purchased.
- m) Debbie Moeller requested that Christmas wreaths and posts be moved to rear storage building.

B. Social

- a) The Luau is scheduled for August 11, 2023
- b) Christmas lights - TBD

V. Old Business

- a) Spectrum is to credit the HOA account for overbilled amount from year 2 of the contract.
- b) HTC's presentation did not provide a savings for the community and is no longer an option.
- c) The TEM contract for the new pool fob system has been signed and delivered to TEM.

VI. New Business

- a) Rutledge trash contract will not be renewed. We will move to BFS.
- b) Tim Mandroc will investigate moving the Clubhouse phone lines to Spectrum in an effort to save money.

VII. Financials

- A. Mr. Phillips reviewed financials.
- B. Mr. McLaughlin provided receipts for reimbursement.

**A motion was made, seconded and all in favor, it was moved that:
Money will be moved from the NSB reserves to Edward Jones. Mr. McLaughlin to follow up
with email regarding amount.**

**A motion was made, seconded and all in favor, it was moved that:
The May 2023 Financials are approved.**

VIII. Unfinished Business

- Rust issue throughout the community still exists. Need volunteers to assist with addressing rust on common grounds. Mr. McLaughlin to send out an email for volunteers. Mr. Mandroc will coordinate these efforts.
- Board discussion about curbs and sidewalks and who is responsible.
- Mr. Phillips waiting on Coastal Asphalt for a date. It appears that it will be sometime after Labor Day.

IX. NEXT MEETING

The next meeting is scheduled for August 24, 2023 at 1:30 pm.

X. ADJOURNMENT

- A. Motion made, second and all in favor, and the meeting adjourned at 3:45 pm.