

TRADITION AT WILLBROOK PLANTATION
OPEN MEETING MINUTES
July 24, 2025 at 1:00 P.M.

I. Call to Order

II. Quorum established – Present: John McLaughlin, Debbie Moeller, Doug Armour and Mike Petscavage. Not Present: John Gaston. Lisa Klein, Kuester Management Group.

III. Open Forum for Homeowners

- Joe Stacey – concern about pool temperature. Board discussed more detailed inspections. Lisa discussed SC Dept of Environmental Services is now DHECT and are more closely inspecting pools.
- Reduction of traffic on the cart path – updates are coming in the newsletter. Working on a solution
- Jim Cronin - Question about Cart Path - \$4,000 additional. Board answered that the annual fee was paid in one lump sum (clarified)... not monthly.
- Lou Saracco - Question about yard furniture status – John M said the status has not changed. Feels not being treated fairly. To have furniture in the front yard, there must be a roof.
- Monique – issue with Brown’s house, shingles do not match. The Board and ARB is looking into it and discuss with the owners, tracking and address.
- Complaint about weeds –Sandfiddler - weeds on sidewalk and into street

IV. Committee Reports:

A. B&G Report

- Tree trimming over tennis courts
- Continue trimming overhanging branches over sidewalk and roads and notifying owners who have to do the same
- Confirmation – July 30th – well expert to come out to assess if lines are problem with the waterflow at the back gate. Based on findings, the board will take the next steps.
- Continue to work with golf course maintenance crew and owners to stay off the grass
- Conferring with security company, the system works fine but looking for a cloud-based system to avoid going to each location to view the cameras.
- Already having estimates for milling/paving for next section to be done in Oct/Nov...
- See irrigation spreadsheet for common areas
- Purchase trash can for tennis court
- Will be planting flowers at Deacon and TCD
- Irrigation has been inspected and in good working order
- Cutback water on shrubs - focus on flowers (in the community) – discussed with Alex

B. Social

- 9/13 – Asian inspired
- DJ hired
- Asian cuisine
- Everything on schedule

C. Covenants

- All is going well with Board assigned areas
- Nothing substantial going on

D. Approval of June Minutes

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

The June Open Meeting Minutes is approved

E. Tradition Financial Report

- Deposits and Receipts
- Mike Petscavage reported
- YTD Income – ahead of budget (due to resale transfer fee)
- Expenses – shortfall – pine straw – still trending on budget for end of year.
- Finance Committee did not meet due to committees being out of town
- Continue working on RFP and irrigation contract
- Deposits from John McLaughlin – deposits for pool fob replacements.

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

The June financials are accepted

F. New Business:

- Begin process of scheduling the next section of road milling and repaving. The section will include Deacon Drive and Tradition Club Drive from Deacon to the beginning of Historic Lane.

Next Meeting on Thursday August 28, 2025 at 1:00.

Adjournment: Motion to adjourn.. adjourned 1:38pm