

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

June 22, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, June 22, 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 1:31 pm. 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**

A. Jim Cronin – Question about Spectrum contract expiration. John explained currently researching potential new provider. Any credit will be credited towards new contract and/or 2024 budget. Mr. Cronin Asked about the statute of limitations expiring to recoup the overpayment. Mr. Philips will look into this issue.

**III. Prior Board Meeting Minutes Approval**

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

*Meeting temporarily adjourned at 1:40pm to return to Executive Session*

*Open Board Meeting reconvened 2:36pm*

**IV. COMMITTEE REPORTS**

A. **Building & Grounds**

- a) Mulch has been installed.
- b) Pine straw installed at Kings River Rd on various common grounds
- c) Bridge repair has been completed
- d) Rusted electric box has been replaced.
- e) Cement replacement – this is being check on
- f) Tim to facilitate storm clean-up.
- g) Speed limit sign is coming per Sgt. Weaver
- h) PODS will not be allowed for more than 5 days, with prior Board approval
- i) Board discussion regarding trash pick-up billing.
- j) Email blast with pool rules were emailed.
- k) Covenants revisions will be presented at the July meeting.
- l) Covenants review suggestions given to each homeowner.

B. **Social**

- a) Yard sale update.
- b) The summer social will be a Luau theme
- c) Clubhouse closet is scheduled to be cleaned out and re-organized

**V. New Business**

- a) Board discussion about pool fobs and clubhouse security

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

**TEM is approved to move forward with installing pool gate locks/fobs/security to replace hard key system, to clubhouse doors and tennis courts.**

- b) Board discussion about re-milling and resurface roads at front entrance.

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

**\$46,000 to conduct road work with Coastal Asphalt is approved to move forward with project.**

**VI. Financials**

- A. Mr. Phillips is wrapping reconciliation of the trash account and reimbursements.
- B. Discussion about landscaping costs.

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

**VII. Unfinished Business**

- Still working on Covenants revisions
- Board discussed pool keys/fobs/security/cameras for clubhouse and pool area.
- Drinking fountain will be addressed in the fall.
- Still trying to find a solution for rust issue throughout the community.
- Board discussion regarding solicitors in the community.
- Board discussion regarding vendors/recommendations on the website.

**A motion was made, seconded and all in favor, it was moved that:**

**Vendors are being removed until such time that all vendors can be thoroughly vetted.**

**VIII. NEXT MEETING**

The next meeting is scheduled for July 20, 2023 at 1:30 pm.

**IX. ADJOURNMENT**

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