

**TRADITION AT WILLBROOK PLANTATION
OPEN MONTHLY MEETING MINUTES**

June 26, 2025 at 1:00 P.M.

The Tradition at Willbrook Plantation Board of Directors held the open board meeting on Thursday, June 26, 2025 located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina at 1:00pm.

I. Call to Order

- a) Meeting called to order at 1:02 PM by President John McLaughlin.
- b) All present: John McLaughlin, John Gaston, Debbie Moeller, Michael Petscavage and Doug Armour. Lisa Klein, Community Manager with Kuester Management Group.

II. Open Forum:

- a) Joe Stacey – Front gate needs better sign for golf course and provided suggestions.
- b) Diane D’Attilio– how many ponds – 5 (don’t own the one behind her).. concerned about how low it is. It is a retention pond, rain fills it and circles back to water the course. Vendor is verifying irrigation working effectively...still in the works
- c) Concern about Taylor property...BOD discussed, hands tied, foreclosure is still in process.
- d) Concern about the pool temp...no control
- e) Jean M – concerned about golf carts, driving across grass, ruining grass, creating dirt path
- f) Board is working w/Willbrook Road district and golf course to address the issue
- g) Concerned about the condition of the landscaper...asking for new landscape contract
- h) Les Pitzer - Owner received “keep it green” in the community to all owners....John McLaughlin felt it was not political.... Owners should not receive this and he wants off the list.

2:00pm

III. Minutes

Motion made, seconded, and all in favor, it was so moved that the May Meeting Minutes are approved.

IV. Building and Grounds

- a) New chairs are out and removed old chairs took to recycle center
- b) New umbrellas have been purchased
- c) New batteries inside/outside clocks
- d) Present for kitchen fire/inspection
- e) Buying supplies for clubhouse
- f) John Gaston – reported trash cans are needed at the pickle ball courts –1 will be added
- g) Limbs over the fence need trimming

V. Social

- a) Next social 9/13 – The Orient Express (a taste through Asia)
- b) DJ and decorations are ordered
- c) Will be sending call out for volunteers

VI. ARB – no issues to report,

VII. Communications Committee(Celise, Linda and Debbie)

- a) First meeting last week
- b) Set up ground-work for starting point

VIII. Financials

- a) Refund Shandley - \$25.00 (John to send email)
- b) Reclass furniture to reserves
- c) Transfer fees completed (per Tracie 6/18)

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

The May Financials are approved.

IX. Completed Projects

- a) Wiring in pool building (chemicals/pumps) Circuit breaker box had to be replaced
- b) New pool furniture in place. Old disposed
- c) Sprinkler system being reviewed.
- d) Communications meeting was conducted
- e) Discussion about irrigation around clubhouse
- f) \$1000 to improve 10x 10 area – plants/flowers if performed by True Blue
- g) Doug volunteered to assist with upgrades and improvements of landscaping
- h) Irrigation system must be continually monitored/maintained

X. Unfinished business

- a) Create new flower bed at corner
- b) Working with golf course to get plants

XI. Adjournment - Motion, second AIF – adjourned at 2:53pm