

TRADITION AT WILLBROOK PLANTATION
OPEN MONTHLY MEETING MINUTES
June 25, 2026, at 1:00 P.M.

I. Call to Order 1:04pm

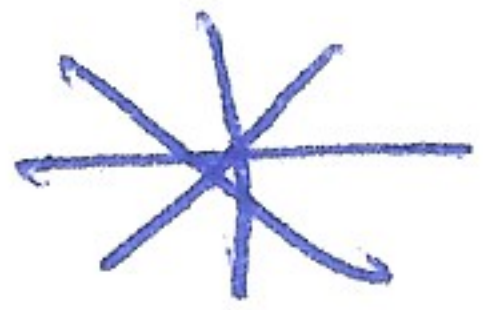
II. All members present. Lisa Klein present with Kuester Management Group

III. Open Forum for Homeowners

- Concern about condition of flags – recommendations for flag replacement.
- Thank you for the upgraded landscape and flowers

IV. Committee Reports:

- B&G Report -report
- Social – celebration of 250th on Labor Day. Music set-up and proposed menu. Call for volunteers in July.
- Covenants – continue with friendly reminders



Elaine

- Elaine reported 90% of the declaration is complete. Doesn't feel resale in the covenant's revisions. By-laws 95% done. Rules & Regs to be addressed in the next few weeks.
- On schedule for the February 2027 meeting.
- Attorney question – fine policy regarding owners to respond about correction. Security, camera, moles, dog fence added in.
- Grounds – Board discussion of upcoming improvements / repairs.

V. Approval of May Minutes

- Motion made, seconded, and all in favor, it was so approved that:
- The May minutes are approved.

VI. Tradition Financial Report

- Deposits – Debbie Moeller provided pools fobs and clubhouse rental.
- Receipts –No receipts for reimbursement.
- Mike reported it to be on schedule except for the estimated taxes. Some additional income. Small amount is spent out of reserves for the pergola and roads. Roads expected
- Accept May Financials
 - Motion, seconded, and all in favor, it was so moved that:
 - The May financials are accepted.

VII. Completed Projects –

- Weeded and placed mulch in areas of beds which contained flowers. Areas completed at front and rear gates,
- D'Amato clubhouse and corner of Deacon Drive were done separately as contractors unable to distribute mulch without partially covering flowers.
- Received a copy of the filed Willbrook document.
- Finalized and implemented rules regarding security camera use within the community.

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VIII. Unfinished Business:

- Continue participation with the COSAP process.
- Continue the Covenants Review.
- Continue to perform the RFP process for all contracts which are 5% or more of our annual budget.
- Continue to investigate Street Signs for potential replacement.
- Continue to follow up regarding security patrols within Tradition. Dependent upon operating procedures once finalized. Anticipate receipt soon. It won't be finalized until July.
- Response to question regarding \$16,250 prepaid income tax.
- Investigate getting POA security cameras online with Strand/Spectrum Business.
 - (This has been stalled due to lack of responsiveness from Strand). John is recommending reaching out to TEM.
- Investigating tree removal around community pool
 - (Quotes and permitting have been provided by service providers)

IX. New Business:

- Continue to investigate issues caused by drought conditions.
- Clubhouse rental for party, the clubhouse was not cleaned up and many items were left.

X. Adjournment – 2:15pm

Next Meeting on Thursday July 23, 2026, at 1:00.