

TRADITION AT WILLBROOD
REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 28, 2019

MINUTES

I. Call to Order and Establishment of Quorum

Chair D'Amato called the meeting to order at 3:07 PM. Members present were Frank D'Amato, Debbie Moeller, Richard Baughman, and John McLaughlin. John Bartha was not present. A quorum was established.

Also present was Lori Turner, Community Manger on behalf of Kuester Management and **Alex Herndon for property maintenance.**

II. Open Forum For Homeowner

Homeowners present were Dave Phillips, Jason Leonard, Vince and Dorothy Franco. There were general questions posed by the homeowners, to the Board, that were answered to their satisfaction.

III. Committee Reports

- A. Social
Ms. Moeller gave a report (See Attachment A)
- B. Willbrook Boulevard
No report
- C. ARB
No report
- D. Building and Grounds
Report by Alex Herndon (See Attachment B)

IV. Approval of February Minutes – February 21, 2019

There was a motion by Mr. McLaughlin and seconded by Ms. Moeller to accept the minutes, as written. All were in favor and the motion carries.

V. Approval of Organization Meeting Minutes – February 28, 2019

There was a motion by Mr. McLaughlin and seconded by Ms. Moeller to accept the minutes as written. All were in favor and the motion carried.

VI. Review of Annual Members Meeting Minutes – February 28, 2019

There was a motion by Mr. McLaughlin and seconded by Ms. Moeller to accept the minutes, with minor clerical changes, to be posted to the website. All were in favor and the motion carried.

VII. Financial Report

A. **Receipts**

Both Mr. D'Amato and Mr. Herndon provided management with receipts.

B. **New CDs –**

Chair D'Amato shared the last purchase of the CDs.

C. **Approve February Financials**

This item was tabled until the next meeting.

D. **Approve 2018 Audit**

There was a motion by Mr. D'Amato and seconded by Ms. Moeller to accept the 2018 audit. All were in favor and the motion carried.

VIII. Unfinished Business

A. **Drainage Repairs**

Chair D'Amato stated that they had been working with Coastal Asphalt on the repairs and things were going well.

B. **Sign Repairs – Stop Signs – Back Entrance**

Chair D'Amato announced that the back entrance sign had been refurbished and all signs, throughout the community, would be enhanced.

C. **Kings River Road Pond – Oatland Pond**

There is a desire amongst the Board Members to sell this body of water to the Founders Group. **There are six different entities that draw water from the pond.**

D. **Covenants/ARB Update**

No report.

IX. New Business

A. **Tom Swatzel – Santee Cooper**

Mr. Tom Swatzel gave a presentation on why the HOA should get involved in the movement to sell Santee Cooper. The board accepted his report as information.

B. **Joan Leonard**

Ms. Joan Leonard requested the removal of trees, which she considered to be a hazard, although they may be in the wetlands. This item was tabled.

C. **Swing for Grandchildren**

The board considered a request for a homeowner to install a swing set for their grandchildren. The request was denied.


X. Next Meeting

The next meeting of the Board of Directors will be held on Thursday April 25 at 3:15 PM

XI. Adjournment

There was a motion by Ms. Moeller and seconded by Mr. Baughman to adjourn the meeting at 4:46. All were in favor and the motion carried.





ATTACHMENT

A

MEMO FOR THE RECORD

28 March 2019

SUBJECT: Tradition Club Social Report

Garage Sale

1. Scheduled for 4 May 2019, 8 a.m. to noon.
2. Permit request will go out week of 1 April; fee of \$10 per home.
3. Advertising will be scheduled with *Sun News*, *Georgetown Times*, and *Coastal Observer* as well as with social media.
4. Weekly community reminders will be sent through Vince Franco.

Summer Social

1. Tentatively scheduled for Saturday, 22 June 2019, 5:30 p.m. - ?
2. Theme: Country Hoedown
3. DJ has been contacted and is available.
4. Pool House is available and tentatively scheduled.
5. Preliminary menu set.

Respectfully submitted,



Debbie Moeller
Director

ATTACHMENT

B

Tradition Building and Grounds Report

March 28, 2019

Alex Herndon

- All irrigation pumps have been started for the season. Some repairs have been made.
- Replaced bulbs at the back entrance.
- Planning to order replacement stop signs this week.
- Pine straw and mulch are installed.
- Weeds have been sprayed.
- Planning to repair damage at back side of front entrance wall.