

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

March 24, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, March 24, 2022 at 3:00 pm at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 3:15pm. Directors Moeller, Baughman, Mandroc and Philips were present.

Mr. McLaughlin determined a quorum was established.

II. HOMEOWNER FORUM

A. None

III. COMMITTEE REPORTS

- a. **Social** – Ms. Moeller discussed potential dates for Garage Sale (May 7 and May 14); it was determined to be May 14th due to Mother’s Day on May 8th.
- b. **Willbrook Road District** – No long a required report and will be removed from agenda.
- c. **ARB** - Discussion on problems with obtaining plot plans. Becomes an issue with potential violations of encroachment with a house on Tradition Club Drive. In addition, no permit was obtained and fine will be required.
- d. **Building & Grounds** – All irrigation pumps and heads are being examined; brush piles cleaned up; and, dead tree to be taken down. It was noted 1,274 bales of pine straw and 16 bags of mulch were distributed within the neighborhood. Mr. McLaughlin indicated a date is being negotiated with Coastal Asphalt for sink holes behind Tradition Club Drive. Mr. McLaughlin indicated he would be checking on a potential break-in.
- e. **Covenants Committee** - Mr. Baughman will continue as responsible oversight for the committee for now.

IV. APPROVAL OF MINUTES/SUPPLEMENTAL MINUTES

Mr. Mandroc made a motion, Mr. Baughman seconded, all in favor and it was moved that:

The January 2022 and Supplemental February 2022 Minutes are approved.

V. FINANCIALS

- a. Deposit/Checks/Reimbursements
 - Deposits - Mr. McLaughlin submitted checks for \$170 for advertising
 - Receipts - Mr. McLaughlin submitted receipts for Refundable Deposits, \$85.33 in reimbursements and \$130 for cleaning.
- b. Mr. Baughman reviewed financials for January and February. There was a Reserve entry question on the February financials. Ms. Moeller made a motion, Mr. Mandroc seconded, all in favor and it was moved that:

The January 2022 Financials were approved.

VI. UNFINISHED BUSINESS

- a. **Covenants Book** – Begin finalization.
- b. **Pond** – No progress getting pond on Kings River Road transferred,
- c. **Chair Lift** – Alex to hire someone to install the lift.
- d. **Tennis** – Time set aside for leagues and new signs in process.
- e. **Covenants Book Work** – Continue and begin reviews with Board.
- f. **Spectrum** – Question raised on how Spectrum is notified of new homeowners after sale. Determined that owners must be taking care of any transfers themselves; no issues raised to Board.
- g. **Drainage Issues** – Includes issues on Tradition Club Drive as well as 378 Historic. Mr. Baughman to obtain schedule.
- h. **GCWSD** – Georgetown County responsible for recent sewer pipe repairs and clean up within Tradition.
- i. **License Plates** – Currently eight plates remaining. Found another provider and obtained a mock-up. Not satisfied with results. Still looking for a provider.
- j. **Club House Rental Agreement** – Mr. McLaughlin working with Paul Hayes to obtain signatures/agreement with renters.
- k. **Reserve Study** – Expect receipt in approximately 3 weeks for review.
- l. **Golf Crosswalks** – Crosswalks need repainting; need to determine responsible party (Tradition or Golf Course)
- m. **Dog Complaints** – Received complaints regarding dog tethered in front yard of home on Tradition Club Drive. Decided a friendly letter would be appropriate from the Board.

VII. NEW BUSINESS

- a. **Spring Clean-up Flyer and Eblast** – A clean-up flyer and email blast will be sent out.
- b. **Beaver Dam** – Mr. McLaughlin indicated he has become aware of a beaver dam behind Monarch Court. He does not see any immediate issues, but Tradition and Willbrook golf courses are investigating. Mr. McLaughlin will keep us informed.

VIII. NEXT MEETING

The next meeting is scheduled for April 28, 2022 at 3:00 pm.

IX. ADJOURNMENT

Mr. Philips motioned to adjourn the meeting, Mr. Baughman seconded, all in favor, motion passed. Meeting adjourned at 4:40 pm.