

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

March 23, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, March 23, 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 1:32 pm. Directors Baughman, Mandroc, Moeller and Philips were present. Also present was Lisa Klein with Kuester Management and Alex Herndon.

Mr. McLaughlin determined a quorum was established.

**II. OPEN FORUM**

- A. Homeowners Diane D'Attilio, John Gaston, Les Pitzer and Charlie Zelinsky. Question posed about chatchki in front yards. Dick Baughman explained letter and specific follow-up.
- B. Les provided proposed changes and areas of review for covenants.
- C. Diane inquired about the fine schedule; how to motivate violators if it's so long before the next notice. Lawyer indicated it was necessary. Mr. Baughman confirmed that we can re-inspect after but we need to look at process for 15 days.
- D. Diane suggested a "best yard" award.
- E. Discussion about covenant email address. Suggested that procedures need to be established for the Covenants Committee as Kuester handles the "violation letters".
- F. Les discussed Boatman houses with pavers and walkways at the front of houses. Mr. Baughman said that an email needs to be sent out regarding the need for ARB approval for these items.

**III. PRIOR BOARD MEETING MINUTES**

**A motion was made, seconded and all in favor, it was moved that:  
The February 23, 2023 meeting minutes are approved with edits.**

**IV. COMMITTEE REPORTS**

- A. Ms. Moeller reported that the Community Yard Sale will be held on May 6, 2023

**V. Covenants**

- A. The board discussed the need to wrap up the Covenants update/revision.

## **VI. Financials**

A. Mr. Phillips reviewed the financials.

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

**The February 2023 Financials are approved.**

B. Deposits were handed over to Ms. Klein; clubhouse rental and license plates

C. Receipts were submitted for reimbursement.

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

**An Emburse Card will be ordered for Dave Philips.**

## **VII. Building & Grounds**

A. Discussion about the handicap chair – Ms. Klein suggest try selling on Facebook Marketplace.

B. Mr. Phillips is working on rust control.

C. Trying another solution to the beaver dams that have appeared again.

D. Board discussion about security. Ms. Klein recommended a cloud bases system for pool fobs. Mr. Mandroc to investigate.

E. Replacement squeegee is needed for the tennis courts.

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

**A new squeegee for the tennis courts will be purchased.**

## **VIII. NEXT MEETING**

The next meeting is scheduled for April 27, 2023 at 1:00 pm.

## **IX. ADJOURNMENT**

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