

**TRADITION AT WILLBROOK PLANTATION
REGULAR OPEN BOARD
MEETING MINUTES**

March 26, 2026 at 1:00 P.M.

I. Call to Order at 1:00pm

II. Quorum established - All board members present

III. Open Forum for Homeowners

Reyn provided an update from the flower/grounds committee providing dates for meetings and landscape updates. Under \$300 to replenish flower beds. Soil testing Doug had conducted found that the soil is in good condition. April 22nd spring installation. Irrigation is still an issue

Rich DiNapoli -about the pool (structural repairs and/or upgrades). Obtained one (1) quote. Two (2) inspectors came and nothing is too drastic...further testing to determine if there is a leak. There are some cracks around skimmer. 2018 since last resurfacing, needed every 10 years, and (1) contract was submitted to Doug. Bee issue with the pergola will be addressed and will be painted. Pool season is not officially, now Drew is coming twice weekly. Pool needs a lot of clean up for the season. Concerns about liability without "pool closed" due to chemicals not being balanced or constantly maintained, with less pool treatment.

Opening on April 10th. Pool Service (April – October -daily) November – March twice weekly.

There isn't a "no smoking sign". It doesn't appear that trash is being removed during service. As the winter is not the pool season the pool services company doesn't remove trash regularly. They will be reminded about that.

IV. Committee Reports:

A. B&G Report

- a. Pool furniture has been put out at the pool
- b. Trying to schedule washing furniture, walls and signs in the next week
- c. BFPR has completed the fire inspection in the clubhouse
- d. Will be installing new flags

B. Social

- a. May 2nd – Yard Sale - \$10.00 per household
- b. Co-Chairs – Social is on labor day weekend celebrating our county's 250th birthday. Has a couple to perform instead of a DJ
- c. Golf cart parade date TBA.
- d. Motion , seconded and all in favor, donations
- e. Litchfield Beautification Foundation donation sent to Debbie Moeller

C. Covenants

V. Approval of January Minutes

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

The January meeting minutes are approved

VI. Tradition Financial Report – Mike Petscavage

- A. Deposits – John provided to Lisa
- B. Receipts – John provided to Lisa

- Motion, seconded and all in favor, it was so moved that:
The January Financials are accepted.

VII. Completed Projects –

- A. Implemented an irrigation contract to ensure common areas are getting the proper amount of water and all zones working as expected.
- B. Held a successful Annual Meeting.
- C. Repaired front entrance bridge damage.
- D. Began the Community Covenants Review.
- E. Initiated an enthusiastic Grounds Committee.
- F. Resolved issue with false Right Of Way document with Georgetown County.

VIII. Unfinished Business:

- A. Continue participation with the COSAP process.
- B. Finalize the revision to our RFP process.
- C. Continue to work with attorney and Willbrook Plantation to remove their name from being mentioned in Tradition documentation.
- D. Revamped D'Amato clubhouse communication links to use community internet.

IX. New Business:

- A. Once RFP process approved, begin RFP process for anticipated services.
- B. Update the phone line to the pool to meet DHEC requirements.

Adjourned – 2:15pm

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