

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

May 25, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, May 25, 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 1:33 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. Darlene Dodson – Discussed the bench in her yard that has been in her flower bed for 15 years. Would like her bench grandfathered in.
- a. The Board indicated that they would review and provide their answer at a later date.

**III. COMMITTEE REPORTS**

**1. Building & Grounds**

- Alex is still working on the beaver issue. They have located the beaver and there appears to be only one (1)
- Pool bathroom repairs needed:
  - Ceiling repairs
  - Light fixtures need cleaning due to bugs
  - Need new shower curtains.
- Oven in clubhouse serviced May 25, 2023
- New wind screens were installed on the tennis courts.
- Brian Gerrity repaired front bridge – board discussion about color
- Plaster pop in pool has been repaired.
- HVAC unit was replaced at clubhouse and Georgetown County inspected.
- Alex has the pinestraw which will be installed in June on the berms.
- Debbie Moeller has a plaque that is ready to be attached to the bench at the clubhouse.

**2. Social**

- \$290.00 from the yard sale – 29 homes participated.
- Deposits and reimbursement turned in to Lisa Klein/Kuester.
- Theme and date for August social yet to be determined.

#### **IV. PRIOR BOARD MEETING MINUTES**

**A motion was made, seconded and all in favor, it was moved that:  
The April 27, 2023 meeting minutes are approved.**

#### **V. Financials**

- A. Mr. Phillips is currently reconciling the trash account and reimbursements.
- B. \$175.00 was turned in for clubhouse rental to Lisa Klein/Kuester.
- C. ARB deposits for turned in to Lisa Klein/Kuester

**A motion was made, seconded and all in favor, it was moved that:  
The April 2023 Financials are approved.**

#### **VI. Unfinished Business**

- Still working on Covenants revisions
- Board discussed pool keys/fobs/security/cameras for clubhouse and pool area.
- Drinking fountain will be addressed in the fall.
- Still trying to find a solution for rust issue throughout the community.
- Board discussion regarding solicitors in the community.
- Board discussion regarding vendors/recommendations on the website.

**A motion was made, seconded and all in favor, it was moved that:  
Vendors are being removed until such time that all vendors can be thoroughly vetted.**

#### **VII. NEXT MEETING**

The next meeting is scheduled for June 22, 2023 at 1:30 pm.

#### **VIII. ADJOURNMENT**

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