

**TRADITION AT WILLBROOK PLANTATION  
OPEN MONTHLY MEETING MINUTES**

**May 22, 2025 at 1:00 P.M.**

The Tradition at Willbrook Plantation Board of Directors held the open board meeting on Thursday, March 27, 2025 located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina at 1:00pm.

**I. Called to Order**

- a) Meeting called to order at 1:02 PM by President John McLaughlin.
- b) All present: John McLaughlin, John Gaston, Debbie Moeller, Michael Petscavage and Doug Armour. John Shelburne, Assistant Community Manager with Kuester Management Group.

**II. Open Forum:**

David Philips –

- Flags at entrance look great
- Waiting until Fall to do paving project
- Crumbling asphalt and indents near Deacon guard house from first iteration of paving project
- Cart path donation by Association
- Cart travel between 9<sup>th</sup> hole and entrance – discussed options to address
- Golf course has not tapped into the Willbrook Road District's irrigation system. As a result they have not planted flowers on their side of the entrance.

Harriet Mancini –

- Possible to consider gate closer to parking lot? Likely not – exorbitant cost

Reyn -

- Irrigation for plantings not adequate
- Need fertilizer to spread & mulch is too thick

END OF OPEN SESSION – 1:30pm

REGULAR BOARD MEETING CALLED TO ORDER – 1:30PM

**III. Community Updates**

a) **Buildings and Grounds – Alex's Report**

- New flags have been placed at both front and rear entrances
- Repairs to the timers for fountains were made
- New mulch has been started – pine straw to follow

b) **Social Committee**

- Finished garage sale – only 16 homes compared to 29 last year
- All receipts and checks presented by Debbie Moeller

**IV. Approval of Minutes**

**Motion, seconded, and all in favor, it was so moved that:  
The April Minutes are approved**

**V. Financials**

Deposits provided by John M

Michael Petscavage reviewed the 2025 financials – no significant issues – resale fee in reserve income to be moved to operating

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

**The April Financials are approved**

**VI. Old Business**

- a) Discussion on delaying violation escalation for certain items
- b) Discussion on pending violations
- c) Consider adding provisions for restrictions on dumpsters/construction trailers/pods in ARB Guidelines

**VII. New Business**

- a) Possible to plant flowers in common areas near Deacon
- b) One of the lights on bridge is out again – to be assessed more in depth
- c) Still waiting on True Blue
- d) Replacing 12 outdated chairs with new pool chairs (re-slingable)

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

**The new chairs are approved**

- e) Potentially consider replacing older lounge chairs next year
- f) Breakers in pool pump to be addressed
- g) Missing two umbrellas at the pool deck (potentially replace)
- h) New first aid kit for pool
- i) Reporting tactics for problems at the pool Doug to assume role of primary contact
- j) Flagpoles installed at either entrance – to be donated by homeowner

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

**The new flag poles are approved**

**VIII. Adjournment**

- a) Adjourned at 2:44 PM

**IX. Next meeting is June 26, 2025**