

**TRADITION AT WILLBROOK PLANTATION
OPEN MONTHLY MEETING**

May 28, 2026 at 1:00 P.M.

- I. Call to Order at 1:00PM**
- II. John, Debbie and Doug present. Elaine and Mike not present. Lisa Klein with KMG**
- III. Open Forum for Homeowners**
Dave Philips
 - encourage golf carters to use the pine straw
 - Lights at front entrance will be addressed by Grounds Committee
 - \$16,000- questioned the income tax – why?
 - Money market – for surplus operating transfer
- IV. Committee Reports:**
 - B&G Report
 - Flowers, pine straw and mulch installed last week
 - Skimmer pump issue, been assessed by the electrician and pool company installed new pump and is corrected.
 - Leaks around the water fountain and shower and hose bib repaired
 - Social
 - Garage sale was delayed due to the rain, but still successful.
 - 23 residents that participated totaling \$230.00, advertising costs \$178.77 with a profit of \$61.23.
 - Labor Day – Great American Birthday Picnic – September 5th
 - Save the date going out
 - Met with committee and seeking volunteers
 - Covenants
 - Will discuss with KMG – with regard to the drought
 - Grounds
 - Pergola and pool clean up
 - Power wash furniture
 - Looking at future for street signs
 - Identifying priority items; landscape, pools, etc.
- V. Approval of April Minutes**
Motion, seconded and all in favor, it was so moved that:
April Minutes are approved.
- VI. Tradition Financial Report**
 - Deposits – provided to Lisa
 - Receipts – provided to Lisa

- Accept April Financials
 - Questioned \$16,200 prepaid income taxes

VII. Completed Projects –

- Replaced motor for pool skimmer.
- Power washed pool furniture.
- Repaired and painted pergola at pool.
- New pine straw and mulch placed around community.
- Resolved the Willbrook Plantation name from being mentioned in Tradition documentation. Currently the document is being filed with Georgetown County.
- Cleaned street and stop signs.
- Painted fire hydrants.
- Received estimate and scheduled next section of road replacement. Work scheduled for November.
- Installed reflectors in the repaved sections of our roads to assist the Fire Department to identify where the hydrants are located at night. Will continue the process as roads are repaved.
- Completed the RFP process.

VIII. Unfinished Business:

- Continue participation with the COSAP process.
- Continue the Covenants Review.
- Follow up on county filing of Willbrook document.
- Are beginning to review contracts which are 5% or more of our annual budget.
- Finalize the community rules regarding security cameras.

IX. New Business:

- Follow up with LBTS regarding Street Signs for potential replacement.
- Follow up with LBTS regarding security patrols within Tradition. Dependent upon operating procedures once finalized.
- Ms. Moeller brought the need to find out who wants flags. She also addressed the need for replacement flags.

X. **Adjournment** – Motion, seconded ... motion adjourned at 1:40pm

Next Meeting on Thursday June 25, 2026 at 1:00pm.