

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

November 17, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, November 17, 2022 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 1:20 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

Owners:

Lee Pitzer. Miscellaneous complaints regarding CCR compliance; mailboxes, fences not being consistent and recommended revising CCR's.

Mr. Cronin – Asked for clarification of Spectrum Cable costs vs. homeowner assessments collected for cable reimbursement.

Janet Caufield – expressed concern that the BOD is not strictly following the covenants and asked the BOD to have a renewed commitment to following them. No specific violations were identified.

III. PRIOR BOARD MEETING MINUTES

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

The October 27, 2022 meeting minutes are approved with corrections.

IV. COMMITTEE REPORTS

- a. Ms. Moeller turned in receipts for reimbursement costs incurred for the Senior Prom.
- b. Ms. Moeller turned in a receipt for Michele H for \$204.62
- c. Christmas Sing – A – Long – Email has been sent out for volunteers
- d. Donna Rawlings has volunteered to be the clubhouse coordinator.
- e. Christmas décor installed 11/16 and lights will be turned on Thanksgiving.
- f. Christmas Sing – A – Long will be 12/9

V. ARB

- a. Mr. McLaughlin reported that colors have been implemented.
- b. Still working on covenant revisions.

VI. FINANCIALS

- a. Mr. Baughman reviewed financials for October.
- b. Mr. Baughman still unclear about the \$14,175 reserve money. Ms. Klein verified again with Traci.

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

The October 2022 Financials were approved

VII. Building & Grounds

- a. Alex needs to switch out Tennis court latches.
- b. Alex needs to reattach the screens on tennis courts.
- c. Alex needs to fix the toilet seat in the ladie's room.
- d. Alex to get estimate to dig a deeper well at Deacon.
- e. Board discussion about purchasing the street lights from Santee Cooper at depreciated value, if possible, due to paying for them for years.

VIII. NEXT MEETING

The next meeting is scheduled for December 15, 2022 at 1:30 pm.

IX. ADJOURNMENT

- a. Motion made, second and all in favor, and the meeting adjourned at 3:15pm.