

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

November 16, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, November 16, 2023 at 1:00pm at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 1:00 pm. Directors Moeller, Mandroc, and Gaston were present. Mr. Philips was not present. Also present was Lisa Klein with Kuester Management and Alex Herndon.

Mr. McLaughlin determined a quorum was established.

II. Prior Board Meeting Minutes Approval

**Motion made, seconded and all in favor, and it was so moved that:
The October 16, 2023 Open Board Meeting Minutes are approved with correction.**

III. COMMITTEE REPORTS

A. Building & Grounds

- a) Trees were trimmed at the tennis courts.
- b) Front pond cleaned.
- c) Rear pond fountain needs repair.
- d) Canned lights have been installed.
- e) Bulbs in men's restroom need repair.

B. Social

- a) Holiday decorations will take place 11/15/23.
- b) Updated decorations have plenty of lights
- c) Jill Trinka will be leading the Christmas Sing-A-Long and we will have appetizers.

IV. Old Business

- a) Email blast was sent to thank all volunteers.
- b) Board discussed more updates on the Covenants Revisions.
- c) Trash Sign-up went well and is complete.
- d) Cleaned silt and sediment from the pond.
- e) All light poles have been painted.
- f) Pool fobs cards will be distributed in January.
- g) New clubhouse doors will be installed in January.

V. New Business

- a. Back entrance repairs will be conducted in 2024.
- b. Pool deck paint and grill will be conducted in Spring 2024.
- c. Sink hole repairs at 8 locations to address roots/pipes separate will be conducted in 2024.
- d. Install screen at trash cans.

- e. There are missing/stolen Christmas decorations. Next year cameras will be installed at front and back entrance.
- f. John G. was going to look into purchasing a sign to identify the speed that a vehicle is traveling. This “sign” would be placed in various locations around the community in an attempt to reduce the speed of vehicles throughout the community.
- g. Discussed the use of community volunteers to assist homeowners who need help maintaining their property.

**Motion made, seconded, and all in favor, it was so moved that:
A donation will be made to the Litchfield Beautification Committee**

**Motion made, seconded, and all in favor, it was so moved that:
The toilets in the clubhouse will be replaced in the clubhouse men’s and lady’s bathrooms.**

**Motion made, seconded, and all in favor, it was so moved that:
Two (2) card tables will be purchased.**

VI. Financials

A. Ms. Klein reviewed financials.

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

VII. NEXT MEETING

The next meeting is scheduled for December 19, 2023 at 1:00 pm.

VIII. ADJOURNMENT

A. Motion made, second and all in favor, and the meeting adjourned at 3:01 pm.