

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

November 20, 2025 at 1:00 P.M.

- I. Call to Order**
- II. Open Forum for Homeowners**
Mr. Saracco– homes on Boatmen Dr with chairs
- III. Committee Reports:**
 - B&G Report
 - Garden Committee - 10/29/25 Garden flowers have been chosen for the fall. Planted 11/13/25. Asked Chad for more irrigation. Reyn needs the irrigation schedule to ensure proper watering.
 - B&G reports will be coming
 - Social
 - The first Friday in December – Christmas Sing-A -Long. Sending request for volunteers
 - Reimbursements – \$48.14
 - A large number showed up to assist with Christmas lights install.
 - Covenants
 - Real progress is being made.
- IV. Approval of October Minutes**
**Motion, seconded and all in favor, it was so moved that:
The October Meeting Minutes are approved.**
- V. Tradition Financial Report**
 - Deposits John provided
 - Receipts –John provided
 - Accept October Financials – surplus overall.
**Motion, seconded and all in favor, it was so moved that:
The October financials are approved with the requested change to
reserve contribution**
- VI. Completed Projects –**

- Road milling and repaving completed on Deacon Drive and Tradition Club Drive from Deacon to Historic intersection. Additional road work performed on Crab Trap.
- Fall seasonal flowers have been planted. Irrigation adjusted to provide water to the beds.
- Rust has been removed from the common areas.
- Work will begin in the spring to upgrade the vegetation in the common areas. The first area to be addressed has been identified.
- Installation of conduit and fiber optic lines completed for now.

VII. Unfinished Business:

- Contract created for periodic review of community wide irrigation system to properly support plantings. Final approval is forthcoming.
- Trash registration – the homeowners who use BFS and want to continue with the same service and those who do not currently use BFS, do not have to do anything. If you want to add or delete service with BFS, complete the forms sent via Email and in the mail to modify your service. This must be completed by the end of November or any changes will need to be made between you and BFS directly.
- Continue participation with the COSAP process.
- Finalize the revision to our RFP process.
- Complete and approve the Irrigation contract to ensure all zones are working as planned during the growing season.

VIII. New Business:

- Once RFP process approved, begin RFP process for anticipated services.
- Allen DeBroff – COO at LBTS – regarding security. Patrol all LBTS sub-associations, visible security presence, will respond to owner's calls, support EMT/emergency services. Trespasser management, suspicious activity. They will be following specific security rules. Tradition should have been included into the security as that has been paid for through the Master POA assessment. (no additional cost). Allied Universal. Once official security guidelines are established a decision will be made regarding their presence within the community.

Adjournment – Meeting adjourned at 2:11pm

Next Meeting on Thursday December 18, 2025 at 1:00.