

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

October 28, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, October 28, 2021 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. D'Amato called the meeting to order at 3:40pm. Directors Moeller, Mandroc, McLaughlin and Baughman were present. Lisa Klein with Kuester Management Group was also present.

Mr. D'Amato determined a quorum was established.

II. HOMEOWNER FORUM

- A. Mr. and Mrs. Cocores requested that the Board consider solar heating for the pool to extend the pool season. Ms. Cocores provided a hand-out to the board with solar heating information and requested that they pursue bids/proposals. Mr. Mandroc inquired as to how many owners use the pool during the off-season and Ms. Cocores stated 20-30. Several comments from the board as to the cost, that solar heating is determined by square feet and the pool is 98,000 gallons which. Board informed Mr. and Mrs. Cocores that they had the board's approval to pursue pricing and work to present to the board at a later date.

III. COMMITTEE REPORTS

- a. **Social** – Mrs. Moeller gave an update:

Oktoberfest – 130 RSVP's, 150 attended and it was a success. Ms. Moeller thanked Alex for his assistance with the tarp due to the weather, and turned in receipts for reimbursement to Ms. Klein.

Christmas Decor – The entrance will have the same décor as prior year. There will be a planning session on 11/3 and decorating will take place on 11/24.

- b. **B&G** – Mr. Herndon reported on repair items such as pothole fixed at Willbrook Blvd. , replaced flagpole light and miscellaneous lights that were out and fixed receptacles. Mr. Herndon also reported that someone hit the rear gate. Mr. Herndon asked for reimbursement for cost he incurred to have microwave installed at clubhouse.

Mr. McLaughlin made a motion, Ms. Moeller seconded, all in favor, and it was moved that:

Alex Herndon is approved to reimbursed \$50.00 for installation of microwave in clubhouse.

APPROVAL OF MINUTES

Ms. Moeller made a motion, Mr. Baughman seconded, all in favor and it was moved that:

The minutes from the September 23, 2021 open Board meeting were approved.

IV. FINANCIAL REPORT

- a. Deposit/Checks/Reimbursements

- Mr. D'Amato submitted two (2) checks for \$25.00 each for clubhouse rental to Ms. Klein.
- Mr. McLaughlin submitted three (3) checks totally \$1,500.00 for ARB refundable deposits.
- Mr. McLaughlin submitted advertising income for a total of \$280.00 from miscellaneous vendors.

b. Financials

Mr. Baughman presented the September financials to the Board, stating that the only issue is that \$102.75 – to James Caldwell for Clubhouse needs reclassified to 8505.

**Mrs. Moeller made a motion, Mr. McLaughlin seconded, all in favor, and it was moved that:
The September 1 financials are approved**

V. UNFINISHED BUSINESS

- a. **Letters to go out** - Mr. D'Amato will be composing the end of year letter regarding new assessments and reminder about new garbage and required registration. They will be emailed and sent via USPS.
- b. **2022 Budget**

Mr. Baughman made a motion, Mr. Mandroc seconded, all in favor and it was moved that:

The 2022 Budget as presented and reviewed by Board is approved.

VI. NEW BUSINESS

- a. Due to the passing of Patti Shubrick, the board is looking for a new person to clean the clubhouse and pool bathrooms. Mr. D'amato received a proposal from James Caldwell, the vendor that stepped in while Ms. Shubrick was sick. The board will continue to seek out a replacement
- b. Coastal Pure has informed the Board that they are retiring and will no longer be able to service the Tradition pool. Mr. D'Amato is in receipt of a proposal submitted by Goodwin Pool Service, to provide services starting January 1, 2022, for seven (7) days per week in the summer and two (2) days per month in the winter.

**Mr. Baughman made a motion, Mr. Mandroc seconded, all in favor and it was moved that:
The Board approve for and sign a 1-year contract with Goodwin Pools beginning January 1, 2022.**

The next Board of Directors meeting is scheduled on Tuesday, November 23, 2021.

VII. ADJOURNMENT

**Ms. Moeller motioned to adjourn the meeting, Mr. Baughman seconded, all in favor, motion passed.
Meeting adjourned at 5:25 pm.**