

TRADITION AT WILLBROOK PLANTATION  
BOARD OF DIRECTORS MEETING

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MINUTES

October 26, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, October 25, 2023 at 1:27 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

**I. CALL TO ORDER**

Mr. McLaughlin called the meeting to order at 1:27 pm. Directors Moeller, Mandroc, Gaston 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**

- A. Joe Stacy – Deacon Drive -indicated concerns with regard to limitations on installation of satellite dishes and solar panels and flag poles. Board will get back to him. Suggested publishing violation stats...Board replied that can't be done due to privacy issues.
- B. Jim Mallow- provided suggestions on covenants revisions, and recommended a separate vote for each revision. Complaint about pets using his lawn.

**III. Prior Board Meeting Minutes Approval**

**Motion made, seconded and all in favor, and it was so moved that:  
The September 28, 2023 Open Board Meeting Minutes are approved with correction.**

**IV. COMMITTEE REPORTS**

A. **Building & Grounds**

- a) Canned lights bulbs have been replaced with LED bulbs
- b) Wiring at tennis courts/concrete
- c) Sidewalk repairs complete
- d) Trash screen not complete
- e) Replaced lights at front and rear entrance
- f) Will be organizing storage
- g) Trees need trimming and rust issue addressed at tennis court

B. **Social**

- a) Christmas lighting will be the week before Thanksgiving.
- b) The Christmas Carol Sing-along will be held the first week in December.

**V. Old Business**

- a) Drew with Goodwin will be keeping a close eye on chemical used vs needed.
- b) Mr. Mandroc recommended that Alex or a volunteer be around to confirm pool chemicals are being delivered.
- c) Covenants revisions moving forward and ready for final review.

- d) Card reader system has been installed at the tennis courts, tennis gate, but need adjustments. Pool reader system has been installed at the pool. Card readers to be installed at clubhouse in 3 weeks when new doors and locks are installed.
- e) Rock was installed at the front entrance to stop people from driving over curb and mulch.
- f) Still awaiting 300 additional pool cards. Will handout at the D'Amato Clubhouse at a designated time by the BOD.
- g) Speed trailer was repaired and dropped off at the wrong location. Will be moved to the proper location at Deacon Dr. and 2 additional locations on /tradition Club Drive
- h) Informed Santee Cooper the community has no interest in the buy down program, but want the light poles painted.
- i) Cameras will be added at the pool, clubhouse and in/out at front and back entrance with license plate reader next year.
- j) Mr. Mandroc will rally volunteers for assistance with lawns for those who are unable to perform certain tasks.

## **VI. Financials**

A. Ms. Klein reviewed financials.

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

## **VII. NEXT MEETING**

The next meeting is scheduled for November 16, 2023 at 1:30 pm.

## **VIII. ADJOURNMENT**

A. Motion made, second and all in favor, and the meeting adjourned at 3:09 pm.