

TRADITION AT WILLBROOK PLANTATION OPEN MONTHLY MEETING MINUTES

October 24, 2024 at 2:30 P.M.

The Tradition at Willbrook Plantation Board of Directors held the open board meeting on Thursday, October 24, 2024 located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina at 2:30pm.

I. Call to Order

a. Meeting called to order by President, John McLaughlin at 2:33 PM.

Directors McLaughlin, Moeller, Gaston, Legg and Kramer were in attendance. Also present was John Shelburn, Community Specialist with Kuester Management.

II. Open Forum for Homeowners

- David Phillips 244 Sandfiddler – Harriet Mancini: trash pickup in pool area – pool company attends to pool only once a week in Oct. Specify how violations should specifically be addressed.
- Lou Saracco – H/O comment Kuester working fabulous
- William Lynch – chairs in front of home; built patio for purpose of chairs and table then rules & regs took that opportunity away – working on how to allow porch furniture given the restrictions of the ARB. ARB instructed not to permit front patio because patios tend to accrue extra items.
- Gene Limoli – objection to violation on home: Board is working on refining the process of compliance. Willbrook Road District addressing dips in road. Will fencing be addressed in covenants? Yes.
- Sandy Bunce – Violations are excessive. Will Kuester be asked to back off from the covenants. What happened to previous volunteer group to address a number of issues throughout the community. There is a volunteer group to help address issues of community members to address.
- Michael Petscavage – No wording regarding only American, military, or SC flags in Covenants. Violations ought to have reflection to CC&Rs and R&Rs. Covenants ought to be revised as clearly defined.
- Pat and Dave Gould – What should enforceable covenants be? Disputing violation – RVs should be allowed for 48 hours minimum. Violations ought to be more specific. Please notify John if need to store RV longer than 24
- Barry Walters – Ability to leave golf cart on driveway – terribly difficult to park golf cart in garage. Suggestion of getting a new attorney. Would like to dismiss rules surrounding flags. Why aren't votes of individual members documented?
- Lisa Gagne – Will address the Board after open meeting.
- Diane D'Atillio – Call a board member or Kuester regarding clarification of covenants issues.
- Les Pitzer – Financials on Kuester, Traditions financials have been removed from their website. Responses from Kuester inadequate. Vendor parking on grass has potentially affected the irrigation system. Board should address common areas. – Board will dispute with vendor. Board to address common areas with alternative solutions.
- Cronin – Acting upon violations without a clear plan of action. Would like clarification and refining of Covenants. Does Kuester get any of the violation fine money. Is it possible to set a deadline for Kuester to respond. The Board should get violation notices for the common property issues – No monies outside of administrative fees goes to Kuester.
- Paul Hayes - Picking on lawns during Sept./Oct.
- Jim Jackson – On ARB committee, overview of ARB processes; there are solutions to covenants – suggestion to address compliance issues on a rotating yearly schedule.
- Mokrynka – would like common areas addressed.

III. Committee Reports:

- a. Octoberfest only marginally more expensive than last year with great homeowner turnout. Received Octoberfest donations and rebate.
- b. November volunteers needed for Christmas lights
- c. Singalong being planned
- d. Golf cart parade/supper discussions being planned.

IV. Approval of September Minutes

**Motion made, seconded and all in favor, it was so moved that:
The September Meeting Minutes were approved.**

V. Tradition Financial Report

- a. Financial requests from Brian addressed by Kuester
- b. Board discussion regarding invoice approval and financials
**Motion, seconded, and all in favor, it was so moved that:
All financial information include invoice approvals and financials to be sent to the treasurer and the board president.**
- c. Financials discussed
**Motion made, seconded and all in favor, it was so moved that:
The September Financials were accepted**

VI. Completed Projects

- a. Alex's report discussed
- b. Sinkhole on Alexander Glennie discussed
- c. Wiring and power source at back gate discussed
- d. Asphalt at this location addressed as well

VII. Unfinished Business

- a. Budget discussion
- b. Alex cleaning signs
- c. Discussion on addressing consistent rusting – cost prohibitive to address irrigation water composition
- d. Is it possible to protect the signs from rusting?
- e. Sand to protect brick on the bridge will be cleaned at finish of work.

VIII. New Business:

- a. Set up committee for violation process refinement; address gaps and miswording
Motion made, seconded, and all in favor, it was so moved that:
The Board shall seek new legal counsel
- b. ARB discussion
- c. Deposits handed off to Kuester representative, John Shelburne
- d. Address re-paving of streets in small sections over 7 phases – allow civil engineers to report on quality of roads
- e. Parking lot puddling to be addressed
- f. Garden club to address landscaping in spring.
- g. Ask golf course for assistance with addressing geese

IX. Adjournment

- a. Meeting adjourned at 4:42

Next Meeting: Thursday November 21, 2024 at 1:00p.m.