

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

September 22, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, September 22, 2022 at 2:00 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 2:00 pm. Directors Baughman, Mandroc, and Philips were present. Ms. Moeller was not present. Also present was Lisa Klein with Kuester Management.

Mr. McLaughlin determined a quorum was established.

II. OPEN FORUM

Owners: Questions about covenants changes. Discussion about the condition of the neighborhood. flooding issue as a result of excessive rain in a few hours was discussed. The Board clarified that the issue was not caused by the Board it was a problem caused by the developer. Further discussions regarding the outdoor shower also took place. Mr. Civitaresse, the Chairman of the ARB, explained the original approval of the shower. The shower was approved in accordance with the ARB Guidelines. Additional items regarding street parking after dusk, RV's in driveways and miscellaneous items in yards were discussed. The BOD indicated they will discuss the issues with the offenders.

III. PRIOR BOARD MEETING MINUTES

Mr. Mandroc made a motion, Mr. Philips seconded and all in favor, it was moved that: The August 25, 2022 meeting minutes are approved with corrections.

IV. COMMITTEE REPORTS

a. Mr. McLaughlin reported that 80-100 residents are expected to be in attendance at the Prom social. Ms. Moeller will be making a call for volunteers for the Senior Prom soon. The DJ has been secured. This event will be coupled with the Frank D'Amato Clubhouse dedication.

V. ARB

a. Mr. McLaughlin reported that updated colors for Stucco and siding will be finalized at the October Board Meeting.

VI. FINANCIALS

- a. Mr. Baughman reviewed financials for June.
- b. Mr. Baughman's question about reserve contribution was answered by accounting.
- c. Reviewed invoices requested by Mr. Baughman.
- d. Mr. McLaughlin provided Ms. Klein with the community Newsletter Advertising checks.
- e. Mr. Philips provided Ms. Klein with receipts for reimbursement.

f. Deposits provided to Lisa by Mr. McLaughlin

Motion made, seconded, and all in favor, it was moved that:

The draft audit and letter of representation is approved to sign.

Motion made, seconded , and all in favor, it was so moved that:

The July 2022 Financials were approved.

VII. Building & Grounds

- a. Treated clubhouse for insect.
- b. Front entrance lock repaired.
- c. Picked up signs for tennis court rules.
- d. Picked up clubhouse supplies
- e. Working with Coastal Asphalt to schedule sidewalk repair
- f. Sprayed for weeds along roadways.
- g. Finished live oak trimming
- h. Light fixture replaced.
- i. Tennis rules signed installed.

VIII. OLD BUSINESS

- a. Rusted transformers – Tim Mandroc is in discussions with Santee Cooper's..Sheila Brown.
Will provide more updates at next board meeting.
- b. Still working on metal Traditions license plate
- c. Still working on Covenants

IX. NEXT MEETING

The next meeting is scheduled for October 27, 2022 at 1:30 pm.

X. ADJOURNMENT

- a. Motion made, second and all in favor, and the meeting adjourned at 3:30pm.