

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

September 28, 2023

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, September 28, 2023 at 1:30 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Ms. Moeller called the meeting to order at 1:27 pm. Directors Mandroc, Gaston and Philips were present and Mr. McLaughlin was present via conference call. Also present was Lisa Klein with Kuester Management and Alex Herndon.

Mr. McLaughlin determined a quorum was established.

II. SANTEE COOPER PRESENTATION

- A. Representatives from Santee Cooper gave presentation regarding buy down for street lights.
- Large deposit
 - Trial program to lower rates, but the benefits aren't realized for approximately 5 years.
 - Board did not see the benefit of this program.

III. OPEN FORUM

- A. Joe Stacy – Deacon Drive -indicated concerns with regard to limitations on installation of satellite dishes and solar panels.and. asked for an update. Board to discuss and provide information at a late date.
- B. Les Pitzer– 27 Boatman – Upset over covenants committee, discussions with neighbors about mowing, etc. He announced his resignation from the Covenants Committee.
- C. Louis Saracco brought up concerns regarding mowing of lawn on Sunday which are not specifically mentioned in the CCR's.
- D. Jim Cronin brought up concerns about the Spectrum being included along with the POA fees and continuing their TV service

IV. Prior Board Meeting Minutes Approval

**Motion made, seconded and all in favor, and it was so moved that:
The August 16, 2023 Open Board Meeting Minutes are approved with correction.**

V. COMMITTEE REPORTS

- A. **Building & Grounds**
- a) Coastal Pond serviced fountains
 - b) Cleaned light fixtures in both bathrooms and replaced light bulbs
 - c) Fixed sink handle.
 - d) Repaired umbrella at pool
 - e) Day light control was changed at front entrance

- f) Canned lights around clubhouse are being worked on.
- g) Fixed pond issues

B. Social

- a) Ms. Moeller reported that the Luau social was \$1,504.00
- b) Debbie Moeller turned in reimbursements from the Luau

VI. Old Business

- a) Front and side doors at clubhouse are being replaced. Awaiting delivery of doors.
- b) Board discussion about ponding in the road at intersection of Deacon Drive and Tradition Club Drive
- c) Board discussion about Spectrum and the impending expiration in October 2024.
- d) We are awaiting the delivery of the key cards for all 405 homeowners for pool, tennis court entry. Once the cards are received, Kuester will assign 1 card for each homeowner. Distribution to homeowners will be done at the D'Amato clubhouse.

VII. New Business

- a) Board to seek volunteers to assist with the elderly and the upkeep of their yards.
- b) There have been discussions with TEM regarding potential installation of video cameras for additional security.

VIII. Financials

- A. Mr. Phillips reviewed financials.
- B. Ms. Moeller provided receipts for reimbursement and clubhouse rental checks.

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

IX. NEXT MEETING

The next meeting is scheduled for October 26, 2023 at 1:30 pm.

X. ADJOURNMENT

- A. Motion made, second and all in favor, and the meeting adjourned at 3:55 pm.