

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

April 22, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, April 22, 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 3:35 pm. Directors Baughman, McLaughlin and Moeller were present. Ms. Klein with Kuester Management Group were also present. Absent, Director Tim Mandroc.

Mr. D'Amato determined a quorum was established.

II. HOMEOWNER FORUM

Other than the Board of Directors, Alex Herndon with Herndon Landscaping was present

III. COMMITTEE REPORTS

- a. **Social** – Community yard sale has a final date of May 1st and all is ready. Salvation Army has confirmed that they will not be able to pick up after sale ends. Ms. Moeller said that it appears as if Habitat for Humanity might be able to assist, will confirm the details at a later date.
- b. **ARB** – Mr. McLaughlin presented a request from Mr. Philips requesting that the Board obtain a bid to clean concrete gutters. The Board replied that this work was not budgeted for in 2021. Additionally, unexpected expenses took priority in the first quarter but will possibly be re-addressed for 2022.
- c. **B&G – Drainage Work Continues** -Drainage from the wetlands onto Kings River Road has been repaired thanks to Georgetown County and facilitated through Dave Philips.

IV. APPROVAL OF MINUTES

The minutes from the March 25, 2021, open meeting were reviewed and **Mr. McLaughlin motioned to approve the March 25, 2021 Meeting Minutes; Mr. Baughman seconded. All in favor, motion passed.**

V. FINANCIAL REPORT

a. Deposit/Checks/Reimbursements

Mr. D'Amato turned in a \$20.00 for license plates, Mr. Baughman turned in \$24.68 reimbursement for copies and Mr. McLaughlin turned reimbursement for \$200.00 for newsletter.

b. Financials

Mr. Baughman discussed financials and account balance. He questioned no payment in March for GL8210 (pool contract) Lisa confirmed that since we have accrual based accounting, the March bill was posted to February and April will be posted to March. **Ms. Moeller motioned to approve March financials, Mr. Baughman second, all in favor, motion passed**

VI. UNFINISHED BUSINESS

- a. **Trash pick-up** – Mr. Baughman will finalize the trash pick-up survey and send to Lisa who will create a form stack for electronic and/or paper survey.
- b. **Kings River Road Pond** – Oatland Pond - Attorney - Sent letter requesting proof of insurance.
- c. **Covenants Updates** – In the works, but making progress.
- d. **Front Entrance Landscaping** – Work is in progress, back entrance is done and front entrance is mostly complete.
- e. **Center Island Landscaping** – True Blue is tentatively scheduled to do center island of the bridge plus sides of the pool house sidewalk in May. Will update as we get closer to the date.
- f. **Water meter at pool** – Work completed.

- g. Solar and Outside Lighting** – Board discussion regarding guidelines vs rules. Attorney recommended that guidelines do not require vote, but ‘rules’ do require votes. After BOD discussion, solar panels “shall” be located on the roof but only with ARB approval.
 - h. Pool Opening** – Pool to open May 5th. The pool deck is being painted and the chairs have been pressured washed and is ready for opening. Waiting on Governor’s signature on “waiver of responsibility” with regard to COVID spread in order to establish pool guidelines/rules for pool using.
 - i. Fine** – The board fined the owner of 50 Monarch Ct an additional \$900.00 for construction violations.
 - j.** The board voted to disband the current Covenants committee. The plan is to institute a new Covenants Committee using the Model Code of Ethics for Community Association Board and Committee Members.

VII. NEW BUSINESS

- a. Tennis Court – Net Posts** - The net posts estimate is \$1,700 and is approved, just waiting on schedule from Carolina Comfort.
- b. Pool Keys** – After BOD discussion, it was determined that new locks must be installed and approximately 35 keys will be needed.

VIII. The next Board of Directors meeting is scheduled Thursday, May 27 at 3:15pm. at

IX. ADJOURNMENT

Ms. Moeller motioned to adjourn the meeting; Mr. Baughman seconded. All in favor, motion passed. Meeting adjourned at 4:55 pm.