

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

December 17, 2020

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Tuesday, December 17, 2020 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 10:05 a.m. Directors Baughman, McLaughlin and Moeller were present. Mr. Chaffin with Kuester Management Group were also present.

Mr. D’Amato determined a quorum was established.

II. HOMEOWNER FORUM

Mrs. D’Attilo was unable to attend the meeting as previously scheduled.

III. COMMITTEE REPORTS

a. Social - Christmas

Ms. Moeller advised that she has spent \$4,765 from Christmas budget. Mr. D’Amato provided approval on additional expenses. Chris will get reimbursements out of \$4,765.39 in 2020 budget. Discussed cameras for next year’s decorations.

b. Willbrook Blvd

No new information

c. ARB – request received for up-lighting or decorative lighting on homes/landscaping. Committee is considering a change to the policy based on information received.

d. B&G – Drainage Work Continue

Mr. Herndon presented the B&G report updating that the Waterline has been dug for new meter at clubhouse. He also changed a breaker and receptacle at the back entrance. “Deer Off” has been added to flowers. Asphalt patch was completed on Opera Court. The camera inspection of drain line is scheduled for 12/21, weather permitting.

IV. APPROVAL OF MINUTES

The minutes from the October 22, 2020 open meeting were reviewed. **Baughman motioned to approve the November 24, 2020 Meeting Minutes; Ms. Moeller seconded. All in favor, motion passed**

V. TRADITION FINANCIAL REPORT

a. Deposits/Receipts

Ms. Moeller supplied a receipt for the above mentioned reimbursements totaling \$4765.39.

b. CD’s

1 CD coming up for renewal. Not much on interest rates at this point for renewal.

c. Approve September Financials

Mr. Baughman reviewed the period ending November 30, 2020 Operating and Reserve balance sheets. Additionally, he reviewed the Statement of Operations Variances, a summary will be posted on the website. Mr. Baughman reviewed the variances for buildings and grounds, amenities, and utilities. He commented that the Financial Report from Kuester was extremely clean. **Ms. Moeller motioned to approve the November financials as stated; Mr. McLaughlin seconded. All in favor, motion passed.**

VI. UNFINISHED BUSINESS

a. Sidewalk Repair – TCD

Project is on hold.

- b. Decorative Curbing – December
The decorative curbing project has been completed.
- c. Kings River Road Pond – December
Currently with the attorney and in review.
- d. Covenants Update – In Workshop
Currently in progress.
- e. Front Entrance Landscaping
Mr. D’Amato is meeting with True Blue for final discussion on line of site at the intersection to ensure no safety issues as well as a potential issue with an additional tree.
- f. Water Meter. The water is currently turned off. It is only turned on for the pool company if needed for water level. Meter is being checked once a week to track usage. Frank is working with town on the addition of a new meter. Issues regarding expected cost for the change have come up. Being discussed currently. On hold for now.

VII. NEW BUSINESS

- a. Community Letters – January
Mr. D’Amato provided Kuester Management with the December Letter. Board meeting dates will be published. 4th Thursday of the month except November and December
- b. Annual Meeting
February 25th at 5pm. Virtual. Chaffin will set up the Zoom link for a test run during first part of January. Discussion of process was held. Details will be worked out with Management as they have hosted numerous meetings this way.
- c. Christmas lights will come down January 6.
- d. Clubhouse Closure will continue on a month-to-month basis as we continue through Covid.

The next Board of Directors meeting is scheduled for Thursday, January 28 at 1:45 pm.

VIII. ADJOURNMENT

Ms. Moeller motioned to adjourn the meeting; Mr. Baughman seconded. All in favor, motion passed.
Meeting adjourned at 11:24 A.M.