

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

January 28, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, January 28, 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 3:01 pm. 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

Community yard sale is in progress.

b. Willbrook Blvd

Annual Meeting notices have been sent by Waccamaw.

c. ARB – Committee is working on up lighting guidelines and solar power guidelines.

d. B&G – Drainage Work Continue

Mr. Herndon presented the B&G report updating that they moved a crepe myrtle at the clubhouse, repairing a leak in the irrigation this week, pine straw and mulch are scheduled for February, tree trimming scheduled for February, front pond fountain has been serviced and tennis court gate has been adjusted. Board asked that he review the right-hand pole on the tennis court nets that is failing.

IV. APPROVAL OF MINUTES

The minutes from the December 17, 2020 open meeting were reviewed. With minor adjustments of grammar, **Ms. Moeller motioned to approve the November 24, 2020 Meeting Minutes; Baughman seconded. All in favor, motion passed**

V. TRADITION FINANCIAL REPORT

a. Deposits/Receipts

D'Amato 60 for license plates
(see receipts for details)

b. CD's

3 cd's coming up for renewal. Edward Jones is working on reinvestment strategy. **Mandroc motioned to put 200K in a 3-year annuity for a significantly higher interest rate through Edward Jones. McLaughlin seconded: Motion passed unanimously.**

c. Approve December Financials

Mr. Baughman reviewed the period ending December 31, 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. Additionally, he reviewed the Year End totals and compared to 2019. **Mr. D'Amato motioned to approve the December financials as stated; Ms. Moeller seconded. All in favor, motion passed.**

VI. UNFINISHED BUSINESS

- a. Sidewalk Repair – TCD
 - a. Project is on hold.
- b. Garbage issues
 - a. Solution options in progress
- c. Kings River Road Pond – Oatland Pond
 - a. At the attorney
- d. Covenants Updates
 - a. In Workshop
- e. Front Entrance Landscaping
 - a. Still finalizing plans. Focus will be had on not blocking traffic sight line.
- f. Water Meter Pool House
 - a. Leaks have been fixed. Zones have been researched and the schedule will be adjusted appropriately.
Meeting with water company and vendors to do a system evaluation.

VII. NEW BUSINESS

- a. Street lights
 - a. Working with vendor to get rid of \$3 rental fee per pole each month. Want to move to service only agreement.
- b. Auditor
 - a. Engagement letter signed and ready to go. D’Amato will send Chaffin the Reserve Spreadsheet.

The next Board of Directors meeting is scheduled for Thursday, March 25 at 2:45 pm.

VIII. ADJOURNMENT

Ms. Moeller motioned to adjourn the meeting; Mr. Baughman seconded. All in favor, motion passed.
Meeting adjourned at 4:15 pm.