

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

March 25, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, March 25, 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 3:25 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, no owners were present

III. COMMITTEE REPORTS

- a. **Social** – Community yard sale has a final date of May 1st and all is ready
- b. **Willbrook Blvd** - Aware of issue and is being addressed.
- c. **ARB** – Mr. McLaughlin presented documents for reimbursement and checks for depositing. A DRAFT guideline regarding outside lighting was presented and recommended changes were discussed. Board discussed determining a list of allowed colors on ARC requests and it colors will be determined on a case by case basis and in line with the design and continuity of the community.
- d. **B&G – Drainage Work Continue** -Coastal Asphalt is behind due to weather but work is ongoing.

IV. APPROVAL OF MINUTES

The minutes from the January 28, 2021 open meeting were reviewed and are approved when amended, **Mr. D'Amato motioned to approve the January 28, 2021 Meeting Minutes; Mr. Baughman seconded. All in favor, motion passed.**

The minutes from the March 4, 2021 Organizational Meeting were reviewed. **Mrs. Moeller motioned to approve the March 4, 2021 Organizational Meeting Minutes: Mr. McLaughlin seconded, motion passed.**

V. TRADITION FINANCIAL REPORT

a. NSB Reserves

Mr. D'Amato discussed moving \$100,000 from the NSB Reserve Account and moving it to Edward Jones for reinvestment. **Mr. D'Amato motioned to transfer 100K from the NSB Reserve Account to Edward Jones for reinvesting, Mrs. Mueller seconded, Motion passed.**

b. Approve January Financials

Mr. Baughman presented the financials of the period ending January 31, 2021 of the Operating and Reserve balance sheets. Additionally, he reviewed the Statement of Operations Variances and a summary will be posted on the website. Mr. Baughman reviewed the variances for buildings and grounds, amenities, and utilities. **Mr. McLaughlin motioned to approve the January financials as stated; Ms. Moeller seconded. All in favor, motion passed.**

c. Approve February Financials

Mr. Baughman presented the financials of the period ending February 28, 2021 of the 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. **Mr. McLaughlin motioned to approve the February financials as stated; Ms. Moeller seconded. All in favor, motion passed.**

VI. UNFINISHED BUSINESS

- a. **Sidewalk Repair** - Tabled due to cost
- b. **Garbage issues** - Board discussion that Litchfield may be pulling away from the service. Mr. Baughman to draft a survey to owners regarding their trash pick-up wants/needs. Will obtain a 2-3 bids for trash collection.
- c. **Kings River Road Pond – Oatland Pond - Attorney** - Sent letter that insurance must be on anyone working in this area. The cost will be \$600.00 per year. Christa is to forward the information to Mac for review.
- d. **Covenants Updates** – In the works
- e. **Front Entrance Landscaping** - \$400.00 deposit was made to start the project and is on the vendor’s schedule, work to begin soon.
- f. **Water Meter Pool House** - Water meter has been installed, currently waiting on Wiley to hook it up.
- g. **Street Lights** – After Board discussion, Mr. McLaughlin is making edits to DRAFT guidelines.
- h. **Solar and Outside Lighting** – Mr. McLaughlin is confirming and editing DRAFT guidelines regarding Solar and outside up lighting.

VII. NEW BUSINESS

- a. **Pool Opening** - Board discussion about re-opening the pool with regard to masks, social distancing and usage. Georgetown County has extended mask requirements until the end of April 2021 and the Governor is supposed to be signing the Safe Harbor Act protecting certain entities from liability. Coastal Pure submitted a sanitization proposal to assist in re-opening the pool. Mr. D’Amato will draft a community notice regarding the pool re-opening rules. Once finalized, the notice will be sent via email blast to the community. **Mrs. Moeller motioned to approve the Coastal Pure proposal, Mr. McLaughlin seconded, motion passed.**
- b. **Pool Deck Repair** - Board discussion regarding the expense of replace the pool and will not engage in full replacement at this time but is in favor of patching holes and making repairs to maintain the deck until replacement is required.
- c. **Tennis Court – Net Posts** - The net posts are rusted and eroded and in need of replacement. The Board requested that Kuester find vendors and obtain proposals to make the repairs. Repairs will be paid by the money allotted for new nets.

The next Board of Directors meeting is scheduled for Thursday, April 22, 2021 at 3:15 pm.

VIII. ADJOURNMENT

Ms. Moeller motioned to adjourn the meeting; Mr. Baughman seconded. All in favor, motion passed. Meeting adjourned at 5:25 pm.