

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

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MINUTES

June 24, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, June 24, 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 3:30 pm. Directors Baughman, McLaughlin, Moeller and Mandroc were present. Ms. Klein with Kuester Management Group were also present.

Mr. D’Amato determined a quorum was established.

**II. HOMEOWNER FORUM**

Mr. Phillips asked that the Board amend the April 22, 2021 Board Meeting Minutes regarding his prior recommendation to address the community curbs and asked that the Board change the wording from “curb repairs” to “curb cleaning”.

**Mr. D’Amato made a motion, it was seconded, all in favor, and it was moved that:**

**The April 22, 2021 Board Meeting Minutes wording will be amended by changing the wording from “curb repairs” to “curb cleaning”.**

**III. COMMITTEE REPORTS**

- a. **Social** – Garage sale was a success and Ms. Moeller indicated the community’s net profit was \$149.06.
- b. **ARB** – Mr. McLaughlin discussed various ARB items and said that the tree removal on Basketmaker is scheduled for this week.
- c. **B&G** – Mr. D’Amato informed everyone that the pool was deemed compliant and passed inspection. Mr. D’Amato said that all new pool keys have been distributed. Still looking for vendor to install handicap pool chair and would like to examples of their work. Mr. D’Amato emailed information regarding solar and outside lighting guidelines.

**IV. APPROVAL OF MINUTES**

Mr. Baughman made a motion, Mrs. Moeller seconded, all in favor and it was moved that:

**The minutes from the May 25, 2021 open meeting were approved.**

**V. FINANCIAL REPORT**

**a. Deposit/Checks/Reimbursements**

Ms. Moeller turned receipts for costs incurred for the garage sale to Lisa Klein with Kuester for reimbursement. Mr. McLaughlin turned in \$500.00 in ARB deposits. Mr. D’Amato turned in a \$20.00 for a license plate.

**b. Financials**

Mr. Baughman discussed financials and account balance. He inquired about several different line items and gave accounting explanation to the Board. Mr. D’Amato would like to have the delinquency page and reserve page included in the manager’s report.

Mr. McLaughlin made a motion, Mr. Mandroc seconded, all in favor, and it was moved that:

**The April 2021 financials are approved**

## **VI. UNFINISHED BUSINESS**

- a. **Trash Survey** – Mr. Baughman and the board discussed the trash survey. Dick requested that the spreadsheet include totals on each line. The Board discussed that the trash will be billed to owners once per year to be paid all at once. Mr. D’amato will put together final trash pick up list and schedule meeting with Floyd Services to get final needs and numbers. Final decision on trash removal company by the July 22, 2021 meeting.
- b. **Front Entrance Landscaping** – Mr. D’amato reported that he has been getting reports that owners are happy with the front entrance landscaping.
- c. **Tennis net poles** – Discussed locating nets due to shortages. Lisa to continue looking for new nets for the tennis courts.
- d. **Solar and Outside Lighting** – Mr. D’amato reported that he emailed the solar guidelines to the community via email blast.

## **VII. NEW BUSINESS**

- a. **Pool House Use** – Mr. D’amato would like the Board to compose a Pool House use agreement stating the cost, who can reserve it and sign a hold harmless agreement.

VIII. The next Board of Directors meeting is scheduled on Thursday, July 22, 2021 at 3:15pm.

## **IX. ADJOURNMENT**

Ms. Moeller motioned to adjourn the meeting, Mr. Baughman seconded, all in favor, motion passed.  
Meeting adjourned at 5:04 pm.