

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

April 30, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Saturday, April 30, 2022 at 1:30 pm at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 1:22pm. Directors Moeller, Baughman, Mandroc and Phillips were present. Lisa Klein with Kuester Management was present via conference call.

Mr. McLaughlin determined a quorum was established.

II. COMMITTEE REPORTS

- a. **Social** – Ms. Moeller reported on social events
- b. **ARB** - Discussions, review and decisions were addressed during Executive Session. ARB still working on the guidelines for revisions.
- c. **Building & Grounds** – John McLaughlin reported that the summer flowers were planted. Alex to provide an estimate for lawn treatment in commons areas. Alex to assess possible pipe issue. A new fountain and new timers were installed at the front pond. Waiting on a date for the handicap chair install from Alex Herndon. A letter will be going out to the community regarding the drainage issues. More Tradition license plates are needed as there are only 6 left. Tim Mandroc will handle. Continued complaints about the curb conditions, and Dave Phillips will be looking into to this issue. Knowing this will be an expensive project, it will be completed in phases.
- d. **Covenants Committee** – The Board has been asked to address speeding in the community, and an email blast was sent reminding everyone of the 25MPH speed limit in the community. Will discuss the potential of speed bumps after all major road work is completed.

III. APPROVAL OF MINUTES/SUPPLEMENTAL MINUTES

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

**Motion was made, seconded and all in favor, it was so moved that:
The March Board Meeting Minutes are approved.**

IV. FINANCIALS

- a. Mr. Baughman reviewed financials for March.

**Motion was made, seconded and all in favor, it was so moved that:
The January 2022 Financials were approved.**

V. UNFINISHED BUSINESS

- a. The Board asked Lisa to provide the Board a copy of the Kuester Contract.

VI. NEXT MEETING

The next meeting is scheduled for May 26, 2022 at 3:00 pm.

VII. ADJOURNMENT

- a. Meeting adjourned at 3:50.