

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

August 23, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, August 26, 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 3:20 pm. Directors Moeller and Mandroc were present. Mr. McLaughlin and Mr. Baughman were not present. Ms. Klein with Kuester Management Group and Alex Herndon were also present.

Mr. D’Amato determined a quorum was established.

II. HOMEOWNER FORUM

No homeowners present.

III. COMMITTEE REPORTS

a. **Social** – Mrs. Moeller gave an update:

Oktoberfest - tentatively scheduled for October 9 or October 23. Committee may cook some items due to increased costs and tickets will be sold for beer. A tarp will be covering the gazebo for shade which will be acquired by Alex Herndon. The DJ is confirmed and a rain date is confirmed but will update once finalized. Temperatures will be taken at the door, surfaces sanitized, hand sanitizers and masks provided, but masks will not be required. They are being mindful of the budget and the menu is being finalized.

Christmas Sing-a-long – scheduled for 12/10 and the program and menu are still being determined.

Christmas Lighting will be the same as last year for the front gate. The display at the rear entrance may change slightly. The pool house décor will be “Winter Wonderland”. Ms Moeller noted that security is key for the lighting. Christmas lights will be starting on Thanksgiving Day.

b. **B&G** – Mr. Herndon gave an update:

Coastal Asphalt has been contacted about back pond drainage. The faucets, filters and shower heads in the clubhouse have been cleaned and replaced. Replaced old pool chairs and they were taken to the recycle center. A new lock was installed on a cabinet in the clubhouse. Ms. Moeller reported to Mr. Herndon that there is a light out at the front fountain.

IV. APPROVAL OF MINUTES

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

The minutes from the July 22, 2021 open Board meeting were approved.

V. FINANCIAL REPORT

a. Deposit/Checks/Reimbursements

Mr. D’Amato presented the financials and presented three (3) checks to Lisa Klein for a license plate and clubhouse rentals totaling \$80.00 (1 plate, 2 rentals). Mr. D’Amato submitted receipts for reimbursement for Mr. Baughman.

b. Financials

Reclasses were requested: \$6702.00 (for mulch at True Blue) to 7020-landscape seasonal, and \$263.67 from 5118 to 8505 and 3523.83 from 5118 to 7020-01.

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

The July 2021 financials are approved

VI. UNFINISHED BUSINESS

- a. **Covenants** - Mr. D'Amato discussed the timeline for the Covenants re-write. Starting in January a meeting once a month for 1 hour and 30 minutes to discuss and edit, page by page. Goal for completion is July 31, 2022.
- b. **DHEC Access** – Access to the pool and facilities will be provided by Coastal Pure.
- c. **Tennis Courts** – Tennis poles and nets have been bought and paid for. Howard B Jones that previously re-surfaced the tennis courts will get the work scheduled
- d. **Pool Furniture** – Mr. D'Amato reported that new furniture was purchased and is all paid for out of reserves. Twenty eight (28) chairs – 6 replacements of damaged chairs are on the way.
- e. **Handicap Chair** – Mr. D'Amato reported that a handicap pool chair has been ordered and is paid for. Mr. Herndon has an estimate for installation and will be getting it scheduled for installation.
- f. **Kings River Road** – Mr. D'Amato opened discussion on resident's concerns; will allow owner to trim the house side of their property and allow additional planting to cover up the openings on the owner-side of the common area.
- g. **Garbage Contract** – Mr. D'Amato is finalizing the contract to become effective January 2022. Hard copy paper sign-up/opt out forms will be going out by October 1, with a hard deadline of October 31 for sign up/opt out. Lisa to decide on invoicing owners in order to pay Bill Floyd Services. Deadline for trash payment is December 15, 2021.
- h. **2022 Budget** – 1ST meeting is scheduled for Tuesday September 28, 2021 at 10:00am. Budget will be approved by the October 28th Board meeting.

The next Board of Directors meeting is scheduled on Thursday, September 23, 2021 at 9:30am.

VII. ADJOURNMENT

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