

TRADITION AT WILLBROOK PLANTATION
SUPPLEMENTAL SESSION

MINUTES
February 12,
1:00

The Tradition at Willbrook Plantation Board of Directors held supplemental session on February 17, 2022 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina at 1:00 PM.

I. **CALL TO ORDER**

Mr. McLaughlin called the meeting to order at 1:00 PM Directors McLaughlin, Moeller, Mandroc and Baughman were present.

Mr. McLaughlin determined a quorum was established.

II. The following issues were discussed:

- a. Filling the open position of Clubhouse cleaner – John mentioned that he has a potential replacement for Bucky who abruptly resigned. Ronzie will begin on Monday 2/21. She will begin working 3 days per week. She will clean the bathrooms on each visit and clean the open space and kitchen as needed. She will work 3 days per week through the end of April. At which time we will assess the quality of her work. If we are satisfied, we will extend the work agreement to work 7 days per week for the summer months. We have agreed to pay her \$350 per month for the time she works 3 days per week. We will negotiate with her on the monthly rate for 7 days per week. We can expect a fee of about \$500 for 7 days a week. Debbie Moeller made a motion to hire Ronzie. The motion was seconded by Tim Mandroc. The motion was unanimously passed.
- b. Drainage on 378 Historic Lane – We will have Coastal Asphalt clean out the pipe from the road to the wetlands to ensure the water properly flows as expected.
- c. John will contact GCWSD to ask them to fix their fence which has been broken. This land is on the corner of Alexander Glennie and Tradition Club Drive.
- d. Tradition License Plates – Our supply of community license plates has been reduced to only 7. Dale Guzlas has attempted to find a company to make more plates. The sample made does not meet our expectations. John will ask Dale to enlist the help of the person who designed the original plates and also will contact car dealerships to see who makes their plates.
- e. Community Signage Repair – Brian Gerrity has provided an estimate to repair all of our signs. He reviewed all 78 signs. There are various problems with the signs. Brian indicated the following tasks need to be performed:
 1. Scraping
 2. Sanding
 3. Anti-mold/mildew wash
 4. Re-caulk
 5. Paint - 1 coat of primer and 1 to 2 coats of quality paint
 6. 10 require new base moldings.

The cost to repair all 78 signs will cost \$9,847. Tim Mandroc made a motion to move forward with the repair. The motion was seconded by Dick Baughman. The Board unanimously approved the motion.

- f. We have been encountering a number of homeowners signing up for Bill Floyd Trash Services after the regular sign-up period. This required Bill Floyd to deliver a new can to the resident. This journey takes one of his employees 1 hour. Additionally, the cost for cans has increased from \$42 to \$70. As a result, he has asked to charge a \$30 set up fee. A motion was made by Debbie Moeller to include the set-up charge to new trash participants. The motion was seconded by Tim Mandroc. The motion was unanimously approved. During my discussion with Lisa, she informed me that Kuester will add an additional \$7.50 additional billing charge. The set-up fee will be \$37.50.

The meeting ended at 1:50.