

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

January 27, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, January 27, 2022 at 3:00pm at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 3:52pm. Directors Moeller, Baughman and Mandroc and Lisa Klein with Kuester Management Group and were present.

Mr. McLaughlin determined a quorum was established.

II. HOMEOWNER FORUM

A. None

III. COMMITTEE REPORTS

- a. **Social** – Ms. Moeller turned in multiple reimbursements for Social Committee members expenses. Nothing new to report.
- b. **ARB** - Discussion of violations. Informed BOD of potential of solar panel installation.
- c. **Covenants** -Mr. McLaughlin announced that John Gaston will fill the vacancy left by Bill Renault on the Covenants Committee.

IV. APPROVAL OF MINUTES

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

The minutes from the December 16, 2021 open Board meeting were approved with discussed changes.

V. FINANCIALS

- a. Deposit/Checks/Reimbursements
 - Mr. McLaughlin submitted two (2) checks – (1) clubhouse and (1) license plate.
 - Mr. McLaughlin submitted receipts for miscellaneous reimbursements.
 - Mr. Baughman reviewed year-end financials.

**Mrs. Moeller made a motion, Mr. McLaughlin seconded, all in favor, and it was moved that:
The December 2021 financials are approved**

VI. Building and Grounds

- Mr. McLaughlin reported that the tennis court repairs are complete.
- The new pool company is doing a great job.
- Discussion about trimming bushes on the berm. Homeowner unhappy.

VII. UNFINISHED BUSINESS

- Request for KMG to update the website
- Board discussion regarding various drainage issues
- Board discussion regarding clubhouse rental agreement and rules.
- Mr. McLaughlin requested documents to move forward with Reserve Study, as previously approved.
- All indications are that BFS is doing a great job. People happy with the later start time.
- Installation of Handicap Chair lift – Alex will look for a vendor in the spring.
- The question was brought up as to how Spectrum is notified of new homeowners after a sale. Debbie will look into this.
- Welcome Wagon – A welcome letter and a document that contains information that a homeowner should know has been created by Celise McLaughlin and is included in the welcome package.
- Community License Plates – Our stock of plates is only 7. Dale Guzlas is trying to find a vendor to make up new ones. Our old vendor no longer prepares them.

Tennis/Pickle Ball Court Rules

- a. Tennis court rules have been established and signs are being ordered to post.

Annual Meeting

- a. After Board discussion, the 2022 Annual Meeting Proxy will be a postcard.

Vendor Contract

- a. All vendor contracts have been signed.

Housekeeper

- b. Current housekeeping is not up to par. The Board will continue to evaluate the current housekeeper while also looking for a possible replacement.

VIII. The next meeting is scheduled for February 17th, 2022 as a planning meeting for the Annual Meeting.

IX. ADJOURNMENT

Ms. Moeller motioned to adjourn the meeting, Mr. Baughman seconded, all in favor, motion passed. Meeting adjourned at 5:01pm.