

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

June 23, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, June 23, 2022 at 3:14 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 3:14pm. Directors Baughman, Mandroc and Philips were present. Also present was Lisa Klein with Kuester Management.

Mr. McLaughlin determined a quorum was established.

II. Approval of prior board meeting minutes

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

The May 26, 2022 meeting minutes are approved

III. COMMITTEE REPORTS

- a. Mr. Mc Laughlin reported that the dedication social for Frank D'Amato is scheduled for September.
- b. Mr. Philips inquired about replacement benches, board confirmed Alex Herndon will install.

IV. ARB

- a. ARB still working on colors for stucco and siding in revised guidelines.

V. FINANCIALS

Mr. Baughman reviewed financials for March.

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

The May 2022 Financials were approved.

VI. Building & Grounds

- a. Potholes repairs have been completed.
- b. Coastal asphalt to come week of June 30th.
- c. A/C filters have been changed.
- d. Beaver dams have been removed and will be monitored.
- e. Alex to check on non-working light
- f. Alex to find someone to install the handicap chair.
- g. Board inquired about additional plants at back gate.
- h. Alex to assess leak at the pool fountain.
- i. Turf treatment has been completed.
- j. Pumps not working properly on the back pond. Discussions about putting on timer for 8-hr /day

VII. Old Business

- a. Covenants book revisions is still being reviewed.
- b. Mr. McLaughlin turned in ARB deposits, miscellaneous receipts for reimbursements to Lisa.
- c. Mr. Guzlas is still working on new Traditions license plates.
- d. Glass in the recycle bins is become a very big problem for BFS. The Board to send community wide letter.

VIII. New Business

- a. Goodwin pools will be power washing the pool furniture for \$75.00 per hour.
- b. A new caution sign Blind Driveway has been installed.
- c. Sidewalk cleaning has been reviewed and the cost will be under \$2,000
- d. Addressed DHEC letter regarding failed inspection due to gate being left open and a few repairs on stairs and handrail. Pool company and Alex notified to correct ASAP.
- e. Board Budget meeting with Lisa October 6, 2022 at 10am – Kuester office.

IX. NEXT MEETING

The next meeting is scheduled for July 28, 2022 at 3:00 pm.

X. ADJOURNMENT

- a. Meeting adjourned at 4:35pm.