

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES

October 27, 2022

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, October 27, 2022 at 1:30 at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

Mr. McLaughlin called the meeting to order at 1:30 pm. Directors Baughman, Mandroc, Moeller and Philips were present. Also present was Lisa Klein with Kuester Management and Alex Herndon.

Mr. McLaughlin determined a quorum was established.

II. OPEN FORUM

Owners: Ms. Mokrynka, 44 Historic Lane. Housekeeping complaints regarding condition of the landscape at the front entrance, cracked curbing, crooked post, weeds need trimming, the quality of the plants, there are no plants at the pool house, sidewalks need power washing and rust issues throughout the community. Mr. Philips reported cleaning rust areas in the common areas. Mr. McLaughlin indicated that it is the owner's responsibility to clean their own driveways and sidewalks at their driveways.

III. PRIOR BOARD MEETING MINUTES

**A motion was made, seconded and all in favor, it was moved that:
The September 22, 2022 meeting minutes are approved with corrections.**

IV. COMMITTEE REPORTS

- a. Ms. Moeller reported that the Senior Prom went very well with 80-100 residents in **attendance**.
- b. \$1,800 in receipts were turned in for reimbursement.
- c. Christmas Lights - Volunteers will definitely be needed to assist and possibly assign a co-chair. John McLaughlin and Dick Baughman volunteered.
- d. Sing-A-Long will be 12/9 and will be tied together with the golf cart parade.

V. ARB

- a. Mr. McLaughlin reported that colors have been decided on and will communicate that to the ARB.
- b. Still working on covenant revisions.

VI. FINANCIALS

- a. Mr. Baughman reviewed financials for September.
- b. Mr. Baughman still unclear about the \$14,175 reserve money. Ms. Klein verified with Traci in accounting and she indicated that it will wash out by the end of year 2022.
- c. Mr. McLaughlin provided Ms. Klein with the community Newsletter Advertising checks.
- d. Mr. Philips provided Ms. Klein with receipts for reimbursement.
- e. Deposits provided to Lisa by Mr. McLaughlin

Motion made, seconded , and all in favor, it was so moved that:

The September 2022 Financials were approved

VII. Building & Grounds

- a. Winter foliage soon to be planted.
- b. Beginning to drain pump at driving range.
- c. Replaced multiple lights in clubhouse.
- d. Backflow test has been completed.
- e. Tennis rules sign has been installed.

VIII. OLD BUSINESS

- a. Drain is clogged between houses on Alexander Glennie. Can try to clean out3.
- b. Rusted transformers – Tim Mandroc has confirmed with Natalie Noble electric boxes at 74 Basketmaker and 14 Historic Ln to be replaced by Santee Cooper.
- c. Still working on metal Traditions license plate.
- d. Still working on Covenants.
- e. Mr. Philips stated that the handicap chair needs to remain on the agenda under Old Business until installed.

IX. New Business

- a. Mr. Hayes is retiring from managing the pool house and needs a replacement. Mr. McLaughlin asked Ms. Moeller to see if Donna Rawlings was interested in the position.
- b. Clubhouse bench has been installed.
- c. Pool furniture needs to be collected covered and secured for next season.
- d. Sidewalk repairs are ongoing.
- e. Discussions about rust issue. Considering digging a deeper well to potentially help with the issue.

**Motion made, seconded, and all in favor , it was moved that:
Get proposals to address rust and digging deeper well in 2023.**

X. NEXT MEETING

The next meeting is scheduled for November 17, 2022 at 1:30 pm.

XI. ADJOURNMENT

- a. Motion made, second and all in favor, and the meeting adjourned at 2:30pm.