

TRADITION AT WILLBROOK PLANTATION

BOARD OF DIRECTORS MEETING

MINUTES

September 23, 2021

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, September 23, 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 11:10 am. Directors Moeller, Mandroc, McLaughlin and Baughman were present. Lisa Klein with Kuester Management Group was 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 - Scheduled for October 9. The food is in the works and volunteers are in place. Music will be set up by the pool, all the decorations are in. Set up is scheduled for the Friday night prior and will ensure that there are plenty of masks, sanitizer and paper towels on hand. Currently there are 101 signed up. Mr. D'Amato will be sending out reminders.

Christmas Sing-a-long – Jill Tranka has committed to help. The lighting committee will be meeting with Ms. Moeller on 9/28 to finalize plans.

b. **B&G** – Mr. D'Amato gave update in Alex Herndon's absence:

The gauges at the bottom of the pool have been patched. The microwave in the clubhouse was replaced and new bulbs were installed on the entrance bridge.

Mr. D'Amato approved repairs and/or replacement of HVAC at the clubhouse and signed a maintenance contract for \$347.40 per year with 1-hour Heating and Air.

c. **ARC**

a. Mr. McLaughlin reported that two (2) ARB requests were submitted: Palmer – Driveway and Strosnider – Solar Panels. Two (2) \$500.00 checks were given to deposit.

b. 933 Tradition Club Dr – had a new roof installed without prior ARB approval. This violation carries a \$300.00 fine.

Mr. Baughman made a motion, Ms. Moeller seconded, all in favor, it was moved that:

A \$300.00 fine be assessed to the owner's account for the violation.

APPROVAL OF MINUTES

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

The minutes from the August 23, 2021 open Board meeting were approved.

IV. FINANCIAL REPORT

a. Deposit/Checks/Reimbursements

Mr. D'Amato presented a receipt to Ms. Klein for reimbursement for computer charges incurred on behalf of Tradition at Willbrook.

b. Mr. D'Amato stated that one (1) CD will need renewing in October and he will be speaking with Edward Jones for direction.

c. Financials

Mr. Baughman presented the August financials to the Board with no issues, questions or clarification.

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

The August 2021 financials are approved

V. UNFINISHED BUSINESS

a. **Covenants** - Mr. D'Amato confirmed that the Covenants book work will resume in January.

b. **Trash Pick up** – Mr. D'Amato stated that all new trash information and sign up went out and he will be sending two (2) more email reminders.

c. **Tennis Courts** – Mr. D'Amato is following up with tennis company for scheduling.

d. **Pool Furniture** – Mr. D'Amato reported that all new furniture is in place, along with old chairs that are still in good condition.

e. **Handicap Chair** – Mr. D'Amato reported that the handicap pool lift was ordered but has not yet been received and he will be following up on expected delivery date.

f. **2022 Budget** – 1ST meeting is scheduled for Tuesday September 28, 2021 at 10:00am at Kuester office. Budget will be approved by the October 28th Board meeting.

VI. NEW BUSINESS

a. Mr. McLaughlin announced that there will be no HOA dues increase for the LBTS Master Association. It was also announced that Dave Phillips term on the Willbrook Road District Committee is expiring and asked that the Tradition at Willbrook Board offer their support while he runs for another three (3) year term. The Board has expressed their appreciation for Mr. Phillips' work on the Willbrook Road District Committee and support his re-election.

b. Mr. D'Amato stated that Anita says the pool pump is shot and Graves said that it can't be repaired. The cost for Graves to replace and install the pump on 9/24/21 is \$1,022.58 to be paid out of reserves and expensed to pool repairs.

The next Board of Directors meeting is scheduled on Thursday, October 28, 2021 at 3:15 pm.

VII. ADJOURNMENT

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