

# TRADITION AT WILLBROOK PLANTATION OPEN MONTHLY MEETING MINUTES

November 21, 2024 at 1:00 P.M.

The Tradition at Willbrook Plantation Board of Directors held the open board meeting on Thursday, November 21, 2024 located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina at 1:00pm.

## I. Call to Order

Meeting called to order by President, John McLaughlin at 1:00 PM.

Directors McLaughlin, Moeller, Gaston, Petscavage and Kramer were in attendance.

## II. Open Forum for Homeowners

- David Phillips– Submitted a proposed Rules and Regulations addition to the ongoing revisions. Mr. Philips also questioned his flag violation. The Board indicated the documents are currently with the attorney for finalizing.
- William Pittman – Comments and concerns about golf cart on cart path.
- Gene Limoli - He is happy with the paving job, well done. Questioned shrubs on the property border. Board indicated that an ARB application will be needed.
- Ms. Petscavage – Confused by the Rules and Regulations, feels that they are not clear. Indicated that the flag violation needs clarification and claims that Kuester does not respond. Lisa Klein, Community Manager with Kuester, confirmed there were multiple records of back-and-forth communication between Ms. Petscavage and Kuester, as well as with John Shelburne, Assistant Community Manager.
- Watkins – Concern about cart path 35 mph being allowed and suggested that golf carts can only be used within 4 miles of your residence.
- Silverio – Claims he has tried repeatedly to reach Kuester. Lisa Klein, Community Manager with Kuester, verified only one (1) incoming call but no message was left, therefore no ticket was created to track.
- Pasculli – Claims he never received a call or email regarding his violation. Ms. Klein explained that calls are not made to owners regarding violations, those communications are via USPS mail.
- Diane D’Attilio – Question about new attorney. John responded that Dan Stacy is the new attorney reviewing and finalizing revisions.
- Stephanie Demmerle – Question about violations for a dirty driveway and explained that they are acorns and they will continue to fall and make a mess.
- Tim Smith – Disputes the 9/30/24 violation with a \$500.00 ARB fine for an unapproved fence. After discussion, the BOD revoked the violation. Lisa Klein, Community Manager, immediately had the fine removed.
- Cronin – Indicated that problems have been caused by recent violations and that the Rules and Regulations need to be more concise. He indicated that the current board is doing a good job.
- Stacy – question about personal issue regarding inability to landscape or correct violations??
- DiMaria – Ask for list of vendor recommendations and needs assistance with yard.
- Diane D’Attilio – commented that when the Covenants Committee conducted “inspections” there were not this many issues and asked if the owners in attendance felt the responsibility should go back to the Covenants Committee....no response from those in attendance.
- Charlie Ccores – Permitted patio furniture? No chairs can be left out unless in use.

**III. Committee Reports:**

- a. Ms. Moeller reported that Christmas decorations began 11/20/24 and will be completed by the end of the week, and new areas have been added.
- b. Building & Grounds report
- c. The ARC is working on refunds.

**IV. Approval of October Minutes**

**Motion made, seconded and all in favor, it was so moved that:  
The October Meeting Minutes were approved.**

**V. Tradition Financial Report**

- a. Financial requests from Brian addressed by Kuester
- b. The Board would like to find a way to make the violations and associated costs independent.
- c. Board discussion regarding the Board President and Treasurer approve invoices.

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

**The Community Manager will email both the Board President and the Board Treasurer for invoice approval.**

- d. Board discussion regarding invoice approval and financials

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

**The October financials are accepted.**

**VI. Completed Projects**

- a. The road project has been successfully completed.
- b. Alex continues to work on sign cleaning.

**VII. Unfinished Business**

- a. Continue to work with Kuester regarding rules, regulations and guidelines for violations.
- b. Proposed changes to the governing documents have been sent to the attorney for review

**VIII. New Business:**

- a. Begin review of the next section of road to be repaved.
- b. Christmas lights are up. The lights will be turned on Wednesday 11/27.

**IX. Adjournment**

- a. Meeting adjourned at 3:35.

**Next Meeting: Thursday December 19, 2024 at 1:00p.m.**