

TRADITION AT WILLBROOK PLANTATION
BOARD OF DIRECTORS MEETING

MINUTES
September 26, 2024

The Tradition at Willbrook Plantation Board of Directors held a Board of Directors meeting on Thursday, September 26, 2024 at 2:30 pm at the clubhouse located at 1095 Willbrook Boulevard, Pawleys Island, South Carolina.

I. CALL TO ORDER

President John McLaughlin, called the meeting to order at 2:30 pm. Directors Moeller and Gaston were present, Directors Legg and Kramer was present via phone. Also present were Lisa Klein, Community Manager and Chris Chaffin, Director Manager with Kuester Management.

Mr. McLaughlin determined quorum was established.

II. Open Forum (opened at 2:30pm)

- Harriett Mancini – complaint about pool area not clean, dead bugs present, cracks in pool, furniture in disrepair, pool pergola and walls need cleaning, and dog present in the pool gated area.
 - *Mr. McLaughlin stated that new furniture is coming in the Spring of 2025, and he will address other issues with the pool company.
- Diane D’Attilio asked about cameras being checked, who checks then and when.
 - *Mr. McLaughlin replied that they are reviewed as needed.
- Donna Ratliff – 38 Sandfiddler has issues with the violations for flags and placards. Also, limbs need to be trimmed throughout the community on cart path.
 - *Mr. McLaughlin will ask landscaping to address the areas of concern.
- Dave Phillips complained about flag violations and stated that he did not receive notification of the revision and would like to know where they are.
 - Mr. McLaughlin indicated that the revisions/documents are at the attorney’s office.
- Beth Thompson had a question about shutters and what are the required colors
 - Mr. McLaughlin indicated that the approved colors are available on the community website. The shutters in question are a dark gray, almost black, but are not black. The violation will be removed to repaint the shutters.
- Jean Melendez presented many pictures of common areas and expressed concerns about the condition. Question regarding parking on Sidewalks. The Board is aware of problems in the common areas and are looking at options to improve their appearance. The result may not be just replacing grass.
- Diane D’Attilio asked if the new cable contract had been signed.
 - Mr. McLaughlin stated that the cable contract had been signed several months ago.

OPEN FORUM CONCLUDED at 3:41pm

III. MEETING MINUTES

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

The August Meeting Minutes are approved with revision of vendors vs volunteers.

IV. COMMITTEE REPORTS

A. Building & Grounds

- a) Board discussion regarding common grounds issues. Alex indicated some areas are due to golf cart traffic.
Motion made, seconded and it was all in favor that:
A new path would be made at the front berm and Willbrook Blvd at the front gate.
- b) Currently waiting on electrical estimates for the back island issues.
- c) Alex trimmed back limbs and vines at the front entrance.
- d) Glued counter in the kitchen area.
- e) Fixed leak in men’s bathroom.
- f) Patched damaged sheet rock in the clubhouse.
- g) Sinkhole on Cobblestone is stable given recent weather.
- h) In the process of cleaning front entrance walls, signs and guard house.
- i) Alex power washed/bleached back gate.

- j) Still cleaning rust signs.
- k) Attempted to clean and paint the pillar.

B. Social

- a) Oktoberfest DJ has been confirmed.
- b) Three ¼ beer kegs have been ordered.
- c) Jill Trinka is available for Christmas sing-a-long

VII. FINANCIALS

- a) Brian Kramer reviewed the financials.
- b) Chris Chaffin addressed and clarified multiple financials questions and treasurers report
**Motion made, seconded and all in favor, it was so moved that:
August financials are accepted.**
- c) Board discussion about Finance Committee
**Motion made, seconded and all in favor, it was so moved that:
Brian Kramer, Dick Baughman, Dave Philips Sue Gaston and John McLaughlin are appointed to the Finance Committee.**
- d) Board discussion regarding adding wording on the website that the financials have not been audited yet.
Chris Chaffin to review and circle back with what format the Board wants to use and where to post.

VIII. NEW BUSINESS

- a) Board discussion about the CTA (Corporate Transparency Act) Chris verified that the HOA is not exempt and all beneficial owner's aka Board Members are required to adhere to the requirement.
- b) Road indentation is being addressed for repair.
- c) Board discussion about paving vendor/work
**Motion made, seconded, 4 in favor, 1 opposed, it was so moved that:
Coastal Asphalt will be contracted to conduct repairs and ask for a 5% hold back for potentials issues.**
- d) Albright and Philips will also be assessing roads for future work.
- e) Board discussion about seasonal plantings and, by consensus, the Board will let the Garden Club handle the selection of seasonal plantings this year.
- f) Sheriff will be ticketing for speeding now that the appropriate speed limit signs have been posted.

IX. NEXT MEETING

The next meeting is scheduled for October 24, 2024 at 2:30 pm.

X. ADJOURNMENT

Motion made, second and all in favor, and the meeting adjourned at 4:53 pm.