

TRADITION POA
TWENTY SECOND ANNUAL MEMBER'S MEETING
February 23, 2017

1. Formal Opening of the Twenty Second Annual Members' Meeting

2. Introductions:

Frank D'Amato

3. Goodbye to Merry

4. Annual Business:

Dick Baughman – verify mailing

Ask for floor nominations

Election of Directors /Tax Resolution– Results

Reading of 2016 minutes

5. Committee Reports:

a. Social Report – Merry Cotton

b. Architectural Review Board – Vince Civitarese

c. Covenants Committee – Jeanette Renault

d. Litchfield Corridor Beautification Committee – Kathy MacSorley

e. Willbrook Road Maintenance – Frank D'Amato

6. Budget and Capital Improvements 2016

7. Audits for 2016

8. Budget and Capital Improvements 2017

9. Communications

10. New Topics

11. Questions & Comments

12. Adjournment

(annual mtg. 2017)

I. PROOF OF MAILING

- A. Call upon the Secretary to examine the Proof of Mailing of the Notice of the Annual Members' Meeting of the Tradition at Willbrook Property Owners' Association, Inc.
- B. Instruct the Secretary to file the Proof of Mailing with the official minutes of the meeting along with a sample of the Notice that was directed to the membership.
- C. Request that members of the Association identify themselves by name and unit number prior to making a motion or commenting on the business of the meeting.

II. ELECTION OF DIRECTORS

- A. State at this meeting that it will be necessary to elect one (2) Directors. The term of the directors elected shall be three years. The persons now serving on the Board whose terms are expiring are:

Merry Cotton

- B. The homeowners who desire to serve on the Board, if elected are:

Debbie Moeller

- C. Open the meeting to nominations from the floor.
- D. Entertain a motion (and a second) that the nomination be closed. Call for a vote.
- E. **If there are no additional nominations from the floor, Chairman should instruct the Proxy Agent to cast a single ballot representing the entire membership present in person and by proxy, thereby electing the slate of nominees as presented in the Notice of the Annual Members' Meeting by acclamation.**
- F. If there are additional nominations from the floor, ask a volunteer to serve as the Inspector of the Election (to oversee the counting of the ballots by the Assistant).

G. Assistant to collect any ballots.

H. Assistant to retire (with the inspector) and count the ballots.

III. NEW BUSINESS

A. Vote on Tax Resolution

One item of New Business is the vote on the Tax Resolution to defer excess Association income from taxation by, in effect, advancing the excess of Association income over Association expenses to the following year's assessments. Its purpose is solely to allow the Owners' Association the opportunity to take advantage of a regular corporation's 15% marginal tax rate rather than the Owners' Association 30% tax rate. (Reference: IRS Revenue Ruling 70-604, IRS Regulation 1.277.1)

- Entertain a motion and a second to accept the Tax Resolution by acclamation. Discussion. Call for the vote. Signal by saying Aye/Nay. Motion carried.

IV. APPROVAL OF MINUTES

A. Request that the Secretary read the Minutes of the 2016 Annual Members' Meeting unless there is a motion to waive the reading of these minutes and approve them as written.

B. Entertain a motion (and a second) to approve the minutes as written. Call for the Vote.

Pass the floor back to Frank for Committee Reports

NOMINATION APPLICATION

I, _____ Lot _____ hereby submit my name for consideration for nomination to the Board of Directors of Tradition at Willbrook Property Owner's Association, Inc., the election of which is to be held at the Annual Members' Meeting on February 19, 2013.

OCCUPATION: _____

EDUCATION: _____

EXPERIENCE: _____

Additional comments which could be included in a narrative:

Signed: _____ Date: _____

Address: _____

Daytime Phone: _____ Home Phone: _____

Fax: _____ Email: _____

This form must be received not later than 5:00 p.m. January 14, 2013.

Mail To: Tradition at Willbrook POA, Inc.
1113 44th Ave. N STE 101
Myrtle Beach, SC 29577

Fax: 843-839-9706
Email: semilo@kuester.com

AND DEC MAILING