

**TRADITION AT WILLBROOK POA**  
**TWENTY- FIFTH ANNUAL MEMBERS MEETING**

**February 10, 2020**

**MINUTES**

**I. Call to Order**

Chair D'Amato called the meeting to order at 5:05 PM

**II. Introductions**

Chair D'Amato introduced the board members: John McLaughlin, Tim Mandroc, Debbie Moeller, and Dick Baughman.

Chair D'Amato also recognized Amberlee Davis, the Community Specialist acting as Manager in the absence of Lori Turner, Community Manager with Kuester, Inc.

**III. Annual Business**

Mr. McLaughlin reported that he had received the Certificate of Mailing and it appeared to be in good order and requested that the Secretary file it with the minutes of the meeting.

Mr. McLaughlin reported that there were 25.5 percent of the membership present in person and 53.07 percent present by proxy, for a total of 78.57 percent of the membership present and a quorum had been reached.

Mr. McLaughlin opened the meeting for nominations from the floor for the Board of Directors. Dave Phillips was a write in nominee but was not present to accept the nomination. The motion was closed.

**Election of Directors/Tax Resolution/ 2019 AMM Minutes– Results**

Mr. D'Amato explained the main purpose of the meeting is the election of directors for 2020. During this meeting it is necessary to elect one (1) Director. The term of the director elected shall be three years.

The person now serving on the Board whose terms are expiring are as followed:  
Debbie Moeller

By acclamation, Debbie Moeller was elected to serve on the Board of Directors for a three (3) year term.

Mr. D'Amato gave a brief discussion on the Tax Resolution. A motion for approval of the Tax Resolution was made by Mr. Hayes, seconded by Mrs. Gromoli, the motion was unanimously accepted.

**There was a motion from Mr. Dale Guzles to waive the reading of the minutes and accept them, as written. The motion was seconded by a member from the floor. All were in favor and the motion carried.**

**IV. Committee Reports**

- A. Social Report** – Report given by Ms. Moeller, which the membership accepted as information.
- B. Architectural Review Board** – Report given by Mr. Vince Civitarese which the membership accepted as information. It was noted that 95 permits were granted in 2019
- C. Covenants Committee** – Report given by Jeanette Renault, which the membership accepted as information.
- D. Litchfield Corridor Beautification Committee** – report given by Kathy MacSorley, which **the membership accepted as information.**  
Under the landscaping caveat the Board would like to raise money for funding by donations this year. Waccamaw Landscaping has been doing the work, which consisted of weeding, trash pick-up, and pruning. Patriotic flags were also purchased and placed around the property. There has been some plant disease primarily from the lack or too much rain. The Board is looking into tax grants by the county for beautification of the association.
- E. Willbrook road Maintenance** – Report given by Frank D’Amato, which the membership accepted as information. Approximately \$20k was used for the year.

**V. Budget and Capital Improvements 2019**

A Report given by Chair D’Amato was accepted by membership as information. It is estimated that \$139k was used for added drainage.

**VI. Audits for 2019**

A Report given by Chair D’Amato, was accepted by membership as information.

**VII. Budget and Capital Improvements for 2020 (See Exhibit A)**

A Report given by Chair D’Amato was accepted by membership as information.

**VIII. Communications**

A Report given by Chair D’Amato was accepted by membership as information.

**IX. New Topics**

A Report given by Chair D’Amato was accepted by membership as information.

**X. Spectrum**

A Report given by Chair D’Amato was accepted by membership as information.

**XI. Questions and Comments**

Mr. Jerry Mayor asked if clubhouse acoustics would be considered in 2020. Mr. D'Amato said the Board would take this into consideration.

**XII. Adjournment**

They're being no further business before the Membership the meeting was adjourned at 6:01.