

**TRADITION AT WILLBROOK PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.**

**REGULAR MEETING OF THE BOARD OF DIRECTORS
April 25, 2013**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Tuesday, April 25, 2013, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Merry Cotton, Director

Thomas Ellison, Vice President

Absent was:

John Bartha, Secretary

Arthur Voltaire, Treasurer

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, and Phil McLeod from Kuester Management Group. Mr. McLeod served as Recording Secretary.

A quorum was established and President Frank D'Amato called the meeting to order at 3:00 p.m.

II. Committee Reports

- A. Social – The garage sale will be held on May 4th, rain or shine.
- B. Covenants Report – Ms. Renault reported that the owners of 222 Tradition Club Drive had ^{gold} carts in the driveway and at the rear of the house. Mr. McLeod will send a violation notice to the owners.
- C. ARB – Nothing to report.
- D. Willbrook Blvd – New Signs – Mr. D'Amato briefed the directors on the new signs to be installed at the Hampton Inn and across from the Piggly Wiggly.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

III. Approval of March 28, 2013, Board of Director Meeting Minutes

Upon a motion by Mr. Ellison, seconded by Ms. Cotton and unanimously accepted, the minutes for the March 28, 2013, meeting of the Board of Directors were approved as written.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously accepted, the financials for March 31, 2013, were approved as submitted.

V. Unfinished Business

- A. Holiday Lights – Christmas Décor submitted a new proposal at \$3,700.00.
- B. Covenants Books – Mr. D’Amato advised that Plantation Printing would produce 25 new covenants books for new owners and a new mailing will be executed at the end of the year.
- C. Bridge Bricks – As soon as the pollen has ended the restoration will proceed.
- D. Front Tradition Logo – Mr. Voltaire will work with Haynes Signs to produce two new signs for the Tradition entrance.
- E. Volunteer Program – The scanning of the Association documents has started. Mr. D’Amato advised that the new software and scanner would make the process efficient and accurate.
- F. Flowers – The flowers are in.
- G. Fire/Wetlands – The Board, based on information from the Army Corps of Engineers, are not going to clear any wetlands.
- H. Road Work on Confederate Lane – Mr. D’Amato briefed the directors on the expenses to repair Confederate Lane and Revolution Court and repair drainage issues. We will then seal coat both streets. The expense is \$20,403.00.

VI. New Business

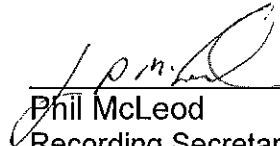
- A. LBTS Voting – Mr. D’Amato briefed the directors on an anomaly with the Litchfield by the Sea voting process.

B. Community Roofing – The Board of Directors discussed the application of metal roofs on new homes. The Board of Directors tabled the discussion until the next meeting.

Next Meeting - The next regular BOD Meeting is scheduled for Thursday, May 23, 2013, at 3:00 p.m.

Adjournment

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously approved by the board, the meeting was adjourned at 5:23 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

5-23-13
Date Approved and Signed

Exhibit A to 4-25-13

April 25, 2013

Tradition Club Meeting, Building and Grounds report.

Alex Herndon

- Repaired attic access. Paint needs to be touched up.
- Working to repair signs at front entrance.
- Flowers and mulch are being installed.
- Fountain at back entrance is scheduled to be cleaned on Friday.
- Indian Hawthorne removed from pool area.
- There is a tree on Tradition Club Drive that needs to be trimmed for visibility. I spoke with the owner and plan to trim it on Friday.

→ THRASHER COURT