

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**AUGUST 28, 2008**

**MINUTES**

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners' Association, Inc. held their regularly scheduled meeting on Thursday, August 28, 2008 at 3:00 p.m. at the Clubhouse. The following members of the Board were present:

**Frank D'Amato  
Bill Renault  
Thomas Ellison  
Merry Cotton**

Ronald Eaglin, Director At Large was absent.

Also present were Jeanette Renault from the Covenants Committee, Dave Phillips from the Willbrook Road Maintenance and Laura Kniffin of Chicora Development, Managing Agent of the Association. Mrs. Kniffin served as Recording Secretary. President D'Amato called the meeting to order at 3:00 p.m.

**OWNERS' FORUM**

Mrs. Tache – Unit H038, 41 Lowcountry Lane, presented violations concerns and requested clarification and information from Jeanette Renault concerning covenants and restrictions.

Bill Wichrowski – Unit H104, 95 Boatman Drive, addressed the Board concerning notice of violations received. Mr. Wichrowski agreed to remove the fencing in his front yard, and to repaint his shutters in standard colors approved by the ARB. Mr. Wichrowski is to submit a sample of the new color to the ARB.

**COMMITTEE REPORTS**

**Social –**

A Par 3 golf tournament is scheduled for December 6, 2008.

## **Covenants**

Meeting scheduled for September 11, 2008 for final review and approval.

**ARB** – No report at this time.

## **Willbrook Blvd.**

Mr. Dave Phillips addressed some of the Board's concerns and questions of maintenance and landscaping along Willbrook Blvd. Mr. Phillips informed the Board that irrigation is in place for landscaping at the entrance to the new school.

Mr. Phillips also reported the Willbrook Road Maintenance Board consists of five (5) members, the search is on for more members. Tradition contributes \$1,720.00 monthly, President D'Amato requested Tradition Board members to try to recruit candidates to ensure proper Tradition representation.

**B & G** – Art Voltaire

## **ITEMS COMPLETED**

1. Pulled fountain at front gate with Marion Culpepper, cleaned and replaced 2 lights. Ordered additional bulbs at \$20.00 each from Nova Lighting.
2. JL Pressure Washing completed the cleaning of rust on 8-1-08 only to have the pumps put more rust on the same areas the following few days. I removed that rust with acid but we still have an ongoing problem with the well on deacon as the rust is back.
3. Worked on the well at deacon and currently obtaining estimates to possibly drill the well deeper and replace the pump, etc.
4. Working with RCB Construction to further refine his estimate to enlarge the clubhouse.
5. Met with Bill from Waccamaw Management on the pool issues raised by the aerobics group and he assured me he would resolve the issues.

## **Approval of Minutes**

Upon a motion by Bill Renault and seconded by Merry Cotton, the minutes of the July 24, 2008 Board meeting were approved as written.

## **Financial Report**

## **Balance Sheet - Operating**

The operating cash position was \$12,518.33 with an additional \$31,410.61 in savings money market, plus \$31,337.35 in savings CD.

Accounts Receivable Maintenance Assessments totaled \$619.00.

The ARB deposits were \$7,180.44.

The Petty Cash balance was \$500.00.

## **Statement of Operations Variances**

Total operating revenues YTD actual were \$130,244.46 vs. budget \$129,397.00 for a positive variance of \$847.46.

Total operating expenses YTD actual were \$123,279.72 vs. budget \$130,654.00 for a positive variance of \$7,374.28.

## **Balance Sheet – Reserves**

The restricted reserve account ended the month with a balance of \$359,490.52.

Upon a motion by Bill Renault and seconded by Tom Ellison, the July 2008 financials were accepted.

## **UNFINISHED BUSINESS**

1. 74 acres of wetlands – Verifying deeds have been filed.
2. Capital Improvement Task Force – Process of finalizing presentation, dates for the proposed town hall meetings will be confirmed.
3. Insurance – Progressing, hold harmless language is under review.
4. Clubhouse Expansion – Awaiting final bid.

## **NEW BUSINESS**

1. Tree removal requests were approved for 107 Deacon and 1493 Tradition Club Drive.
2. Reserve Budget for 2009 was reviewed, expenses for 2008 were on target.

3. Tradition Board, Frank D'Amato and Tom Ellison terms are ending. Tom Ellison to Chair nominating committee.

**NEXT MEETING**

The next meeting is scheduled for Tuesday, September 23, 2008, at 3:00 p.m.

**ADJOURNMENT**

Upon a motion by Bill Renault and seconded by Tom Eaglin, the meeting was adjourned at 5:40 p.m.

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Laura Kniffin, CMCA, AMS  
Recording Secretary

Approved:

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Thomas Ellison, Secretary

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Date Approved