

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
August 26, 2010**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, August 26, 2010 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Dave Rubin, Treasurer

John Bartha, Director

Merry Cotton, Director

Tom Ellison, Vice President was absent.

Also present were homeowners Ron Brugge, Don Reed, Susan Neighbor, Joe and Rebecca Stacey. Ken Dewell, Jeanette and Bill Renault from the Covenants Committee. Alex Herndon on behalf of Buildings and Grounds, along with Laura Kniffin, Association Manager representing Kuester Management Group were also present. Laura Kniffin served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:05 p.m. by President Frank D'Amato.

II. Open forum for Homeowners – Frank D'Amato

Mr. D'Amato reported to the members present that he had met with the police department several times to discuss police patrolling the main entrance into Tradition, because of the ongoing problem with people performing "U Turns" during school hours.

Mr. D'Amato is proposing that there be off duty officers twice a week, with no set schedule. Currently the rate is \$25.00 an hour, Mr. D'Amato has offered \$50.00 to ensure availability for the next couple of months. They are presently finalizing negotiations.

III. Committee Reports

a. Social Committee

- a. Par 3 is being planned for this coming November. Merry Cotton to contact Ron Englin for assistance. Date to be confirmed at the September meeting.

b. Covenants Committee – Jeanette Renault

1. The Board agrees to the recommendations of the Covenants Committee concerning timing on Violation Letters.

- a. First Letter - Covenants Committee will send out the first letter with a fifteen (15) day timeline for compliance.
 - b. Second Letter – will be sent out by management with a fifteen (15) day timeline for compliance and fine reference. \$50 dollar fine if third (3rd) notice is required.
 - c. Third Letter – Fifty (50) dollar fine is posted to the owners account an additional ten (10) days are given for compliance. If no response after ten (10) days a fine of One Hundred (\$100) will be posted to their account.
2. Laura Kniffin to inquire the cost to print twenty five (25) more Covenants books. The books are presently available on the Tradition web site and are sent out to the new owners in a welcome packet from Kuester with all governing documents on a cd.

c. ARB – Frank D’Amato

New house under construction on Sandfiddler going well.

d. Willbrook Blvd. – No Report

e. B&G – Alex Herndon – Exhibit A

VI. Approval of July 22, 2010 Minutes

Upon a motion by Dave Rubin and seconded by John Bartha, the minutes for the July 22, 2010 meeting were approved as written.
Motion passed.

V. KMG Financial Report – Laura Kniffin

Upon a motion by Merry Cotton and seconded by Dave Rubin, the July 2010 financials were approved.
Motion passed.

VI. Unfinished Business

- a. School traffic – Work in progress.
- b. Clubhouse upgrades for 2010 – Ongoing.
- c. Fire Hydrant Painting – Ongoing. Special thanks were given to Don Reed. Project was halted during the summer because of high temperatures, but will resume.
- d. Rear Entrance – Repair work complete, Board meeting with landscaper.
- e. Community Center Camera's and Projector – A projector and screen were purchased and will be installed at the clubhouse. The projector can be hooked up to cable and to the computer and locked up for security. Security camera's are on hold.
- f. Low Country Day School – Swimming team is using the pool early mornings for practice. John Bartha to review the insurance, waivers required and to contact school.

VII. New Business

- a. Budget Work – To be started in September.

- b. Health Seminar – Is tentatively scheduled for Tuesday, September 21st at 7:00 p.m.
- c. Highway 17 Beautification – Budgeted annual contribution of \$500.00 is to be made to the Litchfield Corridor Beautification.

VIII. Next Meeting

- a. Next regular BOD Meeting is scheduled for Thursday, September 23, 2010 at 3:00 p.m. at the Clubhouse at Tradition of Willbrook Plantation in Litchfield, South Carolina.

IX. Adjournment

Upon a motion by Dave Rubin and seconded Merry Cotton the meeting was adjourned at 4:15 p.m.

Laura Kniffin, CMCA, AMS, PCAM
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed

Tradition POA

August 26, 2010

Building and Grounds Report

1. Began washing rust stains from curbs. Project should be completed in September. Cost \$300 per year in acid, \$250 sprayer (one time expense)...should save about \$1900 per year.
2. Trimmed limbs of tree on Cobblestone to free street light of obstruction. Sprayed river birch.
3. Back entrance bed is finished.
4. Remove dead trees around pond.
5. Laura checked price of screen at tennis court and POA decided we do not need this.
6. Sprayed crepe myrtles and lantana for aphids.
7. Sprayed as needed for army worms.
8. Sprayed juniper for bag worms.