

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
August 25, 2011**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, August 26, 2011, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board of Directors Members:

Frank D'Amato, President

Thomas Ellison, Vice President

David Rubin, Treasurer

Merry Cotton, Director

Absent was John Bartha, Secretary.

Also present was Ronald Brugge and Jeanette Renault, Tradition homeowners, as well as Phil McLeod and Penny Rose from Kuester Management Group. Ms. Rose served as recording secretary.

A quorum was established and the meeting was called to order at 3:01 p.m. by President Frank D'Amato.

II. Committee Reports

A. Social – Par 3 is being discussed but no date has been set at this time.

B. Covenants – Ms. Renault discussed 11 Opera Court having several tenants and several vehicles parking in the road. It is not known if all residents are on the lease. Kuester will send a letter to the owner of this residence advising the owner of the multiple tenants.

Mr. Ellison thanked Ms. Renault for all the work she does for the Covenants Committee.

C. Willbrook Blvd. – The repaving of Willbrook Blvd. is complete.

E. B&G – Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A.

III. Approval of July 28, 2011 Minutes

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously accepted the minutes for the July 28, 2011 meeting were approved.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Mr. Rubin, seconded by Ms. Cotton, and unanimously accepted, the July 2011, financials were approved.

Motion passed.

V. Unfinished Business

- A. Investigate Neighborhood Watch with Sherriff's office – A notice was posted in the August Newsletter requesting volunteers. No one has volunteered thus far.
- B. Pool Bottom will need repair/painting - Two bids have been received with different options available for the Board of Directors to choose from. The Board of Directors selected CSI, mb and a deposit of \$2,500 was to CSI, mb.
- C. Water Supply from Wells – The new well has provided plenty of water for Deacon Drive and Tradition Club Drive. The Board of Directors will continue to look for alternative ways to prevent rust.
- D. Seal Coating 2012 – Mr. D'Amato has received two bids for spray coating and/or squeegee coating Phase I. This discussion was tabled until later as work is not to start until spring 2012.
- E. Budget 2012 work underway – Mr. D'Amato and Mr. McLeod plan to schedule a meeting prior to the next Board of Director's meeting to discuss the 2012 budget. The Board of Directors will address the 2012 budget at the September meeting.

VI. New Business

- A. Newsletter – The Board of Director's commended the Newsletter Committee for a job well done. Three newsletters will be provided to homeowners throughout the year.
- B. AED costs refunded – All monies have been refunded for the expense of the AED. Four hundred AED tags are to be printed for use by residents and golfers. This will incur an expense of \$430.00 for the HOA.
- C. Debit Card Purchase – Upon a motion by Mr. D'Amato, seconded by Mr. Rubin and unanimously accepted, the Board of Directors validated the debit card purchase at Office Depot in the amount of \$71.26.

Next Meeting

The next regular BOD Meeting is scheduled for Thursday September 22, 2011, at 3:00 p.m.

Adjournment

Upon a motion by Ms. Cotton, seconded by Mr. Rubin, and unanimously approved, the meeting was adjourned at 4:12 p.m.

Phil McLeod
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed