

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
August 23, 2012**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, August 23, 2012, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

David Rubin, Treasurer

Thomas Ellison, Vice President

Merry Cotton, Director

John Bartha, Secretary was absent

Also present were Alex Herndon, Buildings and Grounds Manager, Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Clay Dubose, Tradition Golf Course Manager, 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 2:00 p.m.

II. Open Forum - Mr. Dubose addressed the Board of Directors with his concern over the Tradition Homeowners encroaching on golf course property to cut back plant growth. Mr. D'Amato explained that the lots bordering the golf course had been purchased at a premium for the golf course views. Mr. Dubose and the Board of Directors agreed that the Association would advise owners to contact Mr. Dubose prior to cutting back any vegetation bordering the golf course.

III. Committee Reports

A. Social – Labor Day Golf September 2 – Tom Strasser is in charge of this event.

B. Covenants Report – Ms. Renault provided a committee report. Ms. Renault advised that the owners at 226 Tradition Club Drive had still not addressed their landscape issues. Mr. McLeod will call the owners.

- C. ARB – Mr. D’Amato advised that the ARB had issued a Stop Work Order to the contractor of the new home at Brookridge Drive pending an approval for a landscape plan.
- D. Willbrook Blvd – Nothing to report.
- E. Buildings and Ground - Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A 8-23-12

III. Approval of July 26, 2011 Minutes

Upon a motion by Mr. Ellison, seconded by Ms. Cotton and unanimously accepted, the minutes for the July 26, 2012, meeting were approved as written.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Ms. Cotton, seconded by Mr. Rubin and unanimously accepted, the July 2012 financials were approved.

Motion passed.

V. Unfinished Business

- A. Historic Lane Drainage Improvement – The contractor has received the down payment for the job and work will soon start.
- B. Neighborhood Meet and Greet – Mr. D’Amato expressed his sincere appreciation for the great job performed by Mr. Bartha and the entire committee on the neighborhood meet and greet. It was a resounding success.
- C. ARB Issues and Fine Structure – Mr. D’Amato met with the ARB and Covenants Committee and drafted a Process and Fine Structure for both ARB and Covenant violations. Mr. McLeod presented the draft to the Association’s attorney for his legal opinion, which is due on 24 August 2012.
- D. Record Keeping – Ms. Cotton knows a Tradition owner who scans documents for several organizations. Ms. Cotton will approach this owner to inquire about her ability to assist the Board of Directors in scanning historical documents.
- E. Road Sign – The road sign indicating the golf course driveway is installed.

- F. Well Drilling – The well drilling is nearly complete. Wiley's Irrigation will connect the irrigation lines to the well.

VI. New Business

- A. Tree Removal Request 673 Tradition Club Drive – The owner at this address wants to remove 7 trees. The Board of Directors will inspect this area and issue a decision to the owner.
- B. Herndon Landscape Contract – Upon a motion by Ms. Cotton, seconded by Mr. Rubin and unanimously accepted, the Board of Directors voted to accept the new contract from Herndon Landscaping.
- C. Pricing For Bridge Coating – Mr. Herndon will obtain the contract price to have the main entrance bridge coated with a Polymer coating.
- D. Collection Resolution - Upon a motion by Mr. D'Amato, seconded by Mr. Ellison and unanimously accepted, the Collection Resolution was approved.
- E. Missing Invoice - Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and unanimously accepted, the Board of Directors approved the expenditure of \$23.92 for clubhouse expenses.

Next Meeting

The next regular BOD Meeting is scheduled for Thursday, September 27, 2012, at 3:00 p.m.

Adjournment

Upon a motion by Mr. Rubin, seconded by Ms. Cotton and unanimously approved, the meeting was adjourned at 4:52 p.m.


Phil McLeod
Recording Secretary

Accepted:


Frank D'Amato, President

9/25/12
Date Approved and Signed

EXHIBIT A TO 8-23-12

Tradition Club Board Meeting

8/23/12

Building and Grounds Report

- Deep well is almost finished
- Irrigation will be connected as soon as the well is completed
- Still cleaning rust stains
- There are some lights outside the club house which will be fixed this weekend
- Golf Sign has been installed

Alex Herndon