

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
August 28, 2014**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday August 28, 2014 at 1:30 pm at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:  
Frank D'Amato, President  
Arthur Voltaire, Treasurer  
Merry Cotton, Director

Thomas Ellison, Vice President and John Bartha, Secretary were absent

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Mrs. Smith, future homeowner, Alex Herndon, Landscape and Maintenance contractor 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 1:30 p.m.

**II. Open Forum for Homeowners** – Mrs. Smith was present to observe a meeting of the Board of Directors.

**III. Committee Reports**

A. Social – Ms. Cotton provided a report on the volunteer appreciation gathering.

B. Covenants Report

22 Thrasher Ct – Mr. McLeod will call the owner to address the noise complaints from this property.

C. Willbrook Blvd – School traffic has led to U-turns and near collisions. Mr. D'Amato will call the sheriff's department for enforcement action.

D. ARB Deposit – Nothing to Report.

- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

#### **IV. Approval of July 24, 2014, Board of Director Meeting Minutes**

Upon a motion by Ms. Cotton, seconded by Mr. Voltaire and unanimously accepted, the minutes for the July 24, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

#### **V. Kuester Financial Report**

Upon a motion by Mr. Voltaire, seconded by Ms. Cotton., and unanimously accepted, the financials for July 31, 2014, were approved as submitted.

Motion Passed

#### **VI. Unfinished Business**

- A. Volunteer Program – Mr. Bartha is coordinating the appreciation event for the volunteers.
- B. Updated Shutoffs, Panels, Contractors – Mr. Voltaire and Mr. Herndon are working this project.
- C. Emergency Numbers – Mr. D'Amato is updating the emergency contact list.

#### **VII. New Business**

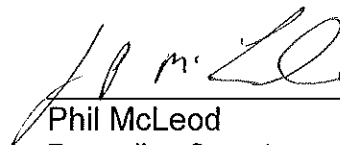
- A. Covenants Books – Mr. D'Amato advised that 25 covenants books have been printed by Plantation Printing and disseminated them to the directors and management.
- B. Planning for Flower Replacements – Mr. Herndon is preparing for the winter flower change outs.
- C. Holiday Lights – Mrs. Cotton provided an invoice from Christmas Décor for the 2014 Christmas light display.
- D. Budget Discussions – Mr. D'Amato advised the directors that the September and October meetings would be budget discussions meetings.

**Next Meeting**


A. The next meeting will be September 25, 2014 at 3:00 pm.

**Adjournment**

Upon a motion by Mrs. Cotton, seconded by Mr. Voltaire and unanimously approved, the meeting was adjourned at 2:45 p.m.

  
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Phil McLeod  
Recording Secretary

Accepted:

  
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Frank D'Amato, President

9-25-14  
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Date Approved and Signed

## EXHIBIT A TO 8-28-14 MEETING MINUTES

### Tradition Building and Grounds Report

August 28, 2014

Alex Herndon

- A few pool chairs are being repaired.
- Pump at back entrance is repaired.
- Signs for 911 calls were put up.
- Trimming of tree limbs along the sidewalks has been delayed until next week.
- Turf has been sprayed for weeds and insects.
- Ligustrum for berm on KRR have been ordered.