

# TRADITION AT WILLBROOK PLANTATION

## REGULAR MEETING OF THE BOARD OF DIRECTORS

December 17, 2018 at 9:45 AM

### I. Call to Order

Chair Frank D'Amato called the meeting to order at 9:50 AM. Board members present were Frank D'Amato, Debbie Moeller and Richard Baughman. Not present were John Bartha and Brian Kramer.

Also present was Lori Turner, Community Manager with Kuester Management Company, who will also act as recording secretary.

A quorum was established and the meeting proceeded.

### II. Open Forum for Homeowners

There were no homeowners present.

### III. Committee Reports

#### A. Social – Christmas Social

Ms. Moeller reported that the Christmas Social was very successful with over 100 persons attending.

#### B. Willbrook Boulevard

No report.

#### C. ARB

No report

#### D. B&G

Mr. Herndon reported on the projects for the previous month (See Attachment A). There was a discussion about replacing lamps after the holidays to be paid for out of reserves.

### IV. Approval of November Minutes – Open Meeting

**There was a motion by Ms. Moeller and seconded by Mr. Baughman to accept the minutes, as written. All were in favor and the motion carried.**

### V. Tradition Financial Report

#### A. Receipts – Pool House Rentals - \$50.00

Chair D'Amato gave management two checks for pool house rentals to be deposited.

#### B. New CD 12/26/18, November CD, Covenants Books Invoice, Christmas Social Expenses

Chair D'Amato expressed his displeasure with management concerning the rollover of a CD in November and further noted an upcoming maturing CD on December 26, 2018.

Chair D'Amato presented books/folders that will be presented to new homeowners with

the Covenants and Restrictions. Management was given receipts from the Christmas Social for reimbursement to individuals.

**C. Approve November Financial Report**

This item was tabled until the next meeting.

**VI. Unfinished Business**

**A. Drainage Repairs**

Chair D'Amato reported that Coastal Asphalt has begun repairs.

**B. Sign Repairs**

This item was tabled.

**C. Spectrum Contract – Next Steps**

Chair D'Amato gave an update on the Spectrum contract and the Board accepted it as information.

**D. Covenants/ARB Update**

Ms. Moeller reported that progress was being made.

**VII. New business**

**A. Community Mailing**

There was a discussion regarding a January mailing for the Notice of the Annual Members Meeting.

**B. Kings River Road Pond – Oatland Pond**

This item was tabled.

**C. Filing of Rules and Regulations with Georgetown County**

Chair D'Amato wanted to ensure that management filed the appropriate documents by the deadline of January 10, 2019.

**D. 2019 BOD Meetings**

The Board of Directors will meet on the following dates in 2019: January 24, Prep for Annual Members Meeting on February 21, February 28, March 28, April 25, May 23, June 27, July 25, August 27, September 26, October 24 (Budget Meeting), November 21 and December 16.

**VIII. Next Meeting**

The next meeting of the Board of Directors will be January 24, 2019 at 2:45 PM.

**IX. Adjournment**

There being no further business before the Board **there was a motion by Ms. Moeller and seconded by Mr. Baughman to adjourn the meeting at 10:50 AM. All were in favor and the motion carried.**

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Accepted by: Frank D'Amato, President

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Date