

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
February 25, 2014**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Tuesday, February 25, 2014 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:
Frank D'Amato, President
Thomas Ellison, Vice President
John Bartha, Secretary
Merry Cotton, Director
Arthur Voltaire, Treasurer

Also present were Alex Herndon 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 1:00 p.m.

II. Open Forum for Homeowners – No owners were present.

III. Committee Reports

- A. Social – Garage Sale – The date will be set once the seal coating date is established.
- B. Covenants Report - No report.
- C. ARB Deposit – Noting to report.
- D. Willbrook Blvd – Nothing to report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.
- F. Storm Cleanup – Upon a motion by Mr. D'Amato, seconded by Mr. Bartha and unanimously accepted, the Board of Directors approved an

expenditure of up to \$10,000.00 from reserves to fund the storm cleanup.

IV. Approval of January 23, 2014, Board of Director Meeting Minutes

Upon a motion by Ms. Cotton, seconded by Mr. Voltaire and unanimously accepted the minutes for the January 23, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

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

Motion Passed

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire, and unanimously accepted, the Board of Directors approved a donation of \$600.00 to the Litchfield Beautification Committee.

VI. Unfinished Business

- A. Sidewalk Repair – Repairs were completed by Coastal Asphalt.
- B. Storm Cleanup – The storm clean-up is complete.
- C. Trees – Tree removal for 165 Sandfiddler, 379 Tradition Club Drive, 48 Heston Court (except for two trees) were reviewed by the directors. Another request from 83 Alexander was submitted. Two of the three trees are removable, but the Board of Directors will review the third tree. Upon a motion by Mr. D'Amato, seconded by Mr. Voltaire and unanimously accepted, the tree removal requests were approved.

VII. New Business

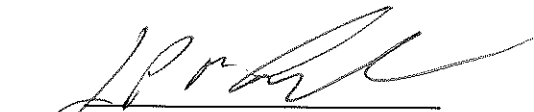
- A. Annual Homeowners – Mr. D'Amato briefed the directors on the procedures for the annual meeting.

Next Meeting

- A. The next meeting will be March 27, 2014 at 3:00 pm

Adjournment

Upon a motion by Mr. Voltaire, seconded by Ms. Cotton and unanimously approved, the meeting was adjourned at 2:00 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

3-27-14
Date Approved and Signed