

TRADITION AT WILLBROOK PLANTATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

February 21, 2019

I. Call to Order

Chair D'Amato called the meeting to order at 9:32 AM. Members present were John Bartha, Frank D'Amato, Dick Baughman, and Brian Kramer. Debbie Moeller was not present.

Also present was Lori Turner, Community Manager with Kuester Management.

One homeowner was present: John Mclaughlin.

Chair D'Amato announced a quorum had been reached and the meeting could continue.

II. Approval of Minutes – January 24, 2019

A. Executive Session

There was a motion by Mr. Kramer and seconded by Mr. Baughman to accept the Executive Session minutes of January 24, 2019, as written. All were in favor and the motion carried.

B. Regular Session

There was a motion by Mr. Baughman and seconded by Mr. Kramer to accept the minutes, as written with two spelling corrections. All were in favor and the motion carried.

III. Kuester Financial Report

Mr. Kramer reviewed the financial for the period ending January 31, 2019. Upon questions by the board, the financials were tabled until Mr. D'Amato could review the Spectrum Cable bills.

IV. Receipts

Mr. Herndon presented two receipts for approval, those being Palmetto Ace Hardware in the amount of \$35.28 and Bagel Café at Litchfield in the amount of \$24.34. Mr. D'Amato presented a receipt in the amount of \$682.67 from the UPS Store, for the Tradition Phone Directory. **There was a motion by Mr. Kramer and seconded by Mr. Baughman to approve these receipts.**

There were several outstanding receipts, which Ms. Turner later provided to the Board for their review, which prevented the community credit card from being replenished to the limit of Five Thousand Dollars (\$5000.00) each month. **There was a motion by Mr. Kramer and seconded by Mr. Baughman to approve those expenditures.**

After a brief discussion, there was a motion by Mr. Kramer and seconded by Mr. Baughman to pre-approve all expenditures by the Board President and the Maintenance Manager for an amount up to Five Thousand Dollars (\$5000.00) per month. Notwithstanding the previous statement, the Board President and Maintenance Manager shall provide receipts for expenditures at the next available Board meeting.

Chair D'Amato gave Ms. Turner four checks: two checks were in the amount of Ten Dollars for license plates, two of the checks were in the amount of Fifty Dollars for rentals of the Amenity Center.

Chair D'Amato gave Ms. Turner a check from Peoples Underwriters, Inc in the amount of \$320.46 and requested that management put it into the Reserve Account.

Chair D'Amato gave Ms. Turner an invoice from Coastal Asphalt in the amount of \$4200.00 and requested that it be paid out of reserves for repairs and drainage.

V. Landscaping

Mr. Baughman discussed several covenant issues which included a flyer that would be sent to homeowners regarding spring clean up.

Mr. Baughman requested that management send a letter to an offender regarding rust stains.

There was noted a repair to lighting at the front entrance and the toilet in the women's restroom.

VI. Kings River Pond

Mr. Bartha reported that the pond on Kings River Road had been insured for liability.

VII. Officer for 2019

After a brief discussion, there was a proposed slate of officers for the coming year.

VIII. Annual Meeting Handouts

Chair D'Amato requested that the homeowners receive a copy of the agenda and a budget summary at the Annual Members Meeting.

IX. Dry run for Annual Meeting

Chair D'Amato presented the PowerPoint presentation that would be shown at the Annual Members Meeting.

X. Next Meeting

The next meeting would be the Annual Members Meeting on the evening of January 28, 2019 at Waccamaw High School.

XI. Adjournment

There being no further business before the Board, there was a motion by Mr. Kramer and seconded by Mr. Baughman to adjourn the meeting. All were in favor and the motion carried.



Frank D'Amato, President



Date