

TRADITION AT WILLBROOK PLANTATION
PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS
January 28, 2010

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, January 28, 2010 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board members:
Frank D'Amato, President
Bill Renault, Vice President
Ronald Eaglin, Director at Large
Merry Cotton, Director

Absent was Tom Ellison.

Also present were homeowners Penelope Pikaart, Dave Rubin, Rebecca and Joe Stacey, Bobby and Liz Langston, Ron Brugge, Bill McElroy, Gail and Don Reed, and Bud Knittle. Laura Kniffin, Association Manager, and Alexandra Gerrits, Assistant Association Manager were present representing Kuester Management Group. Alexandra Gerrits served as recording secretary.

Upon the establishment of a quorum, the meeting was called to order at 3:04 p.m. by President Frank D'Amato.

II. Open Forum for Homeowners

Mr. McElroy stood to thank Tradition for continued support to the Litchfield corridor Beautification. He also explained in his update that they were able to save the plants in front of Salt Marsh Cove and that they are creating a website that they would like to have linked to the Kuester website.

Mr. Stacey had a few words on the ongoing work with the u-turn traffic at main entrance. He explained that this is occurring between 20-30 times each day. President D'Amato explained that the current status is that we are to order larger u-turn signs, after which, a couple police officers will come out and issue trespassing citations.

III. Committee Reports

a. Social Committee

1. Mrs. Cotton is in charge of the spring garage sale. She has yet to determine a date.

b. Covenants Committee

1. Issue a follow up letter to the Boatmen property with a dog fence and a trailer. The owner said it would be removed but has yet to do so.

c. ARB

1. A check for \$275 was delivered for a deposit to build on an undeveloped lot on Sandfiddler.

d. Willbrook Blvd. – no report

e. B&G – Exhibit A

IV. Approval of December Minutes

Upon a motion by Bill Renault and seconded by Merry Cotton, the minutes for the December 17th, 2009 meeting were approved as written.

V. Chicora Financial Report – tabled to February 18th, 2010 meeting

VI. Unfinished Business

- a. Update on audio equipment needed for the annual meeting.
 - a. The equipment was ordered and paid for by the Tradition and the Ricefields associations.
- b. Security issues at pool house – tabled until construction ends
- c. School Traffic
 - a. Larger u-turn signs lead to police support
- d. Update on mailings
 - a. Clarified that once direct draft is set up, homeowner should no longer receive statements.
- e. Clubhouse upgrades for 2010
 - a. Construction should be completed by next week (first week in February) and will be followed by new flooring, then painting, and new drapes which are ordered. The furniture is still being discussed.

VII. New Business

- a. Annual Property Owners Meeting scheduled for February 23rd at 6 p.m. at the high school.
- b. Review the final Chicora financials – tabled to February meeting

VIII. Next Meeting

- a. Next regular BOD Meeting – Thursday, February 18th 3:00 p.m.
- b. Annual Home Owners Meeting – Tuesday February 23rd 6:00 p.m.