

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
July 23, 2015**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday July 23, 2015 at 3:00 pm at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President

Arthur Voltaire, Vice President

John Bartha, Secretary, Treasurer

Merry Cotton, Director

Dick Baughman, Director was absent

Also present were Ron Brugee, Homeowner, Keith Hoile, Homeowner, Walt Murren, Homeowner, Nicholas Riccio, Homeowner, Bill and Jeanette Renault, Covenants Committee, 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 3:00 p.m.

- II. Open Forum for Homeowners** – Mr. Hoile approached the Board of Directors with a request to participate in a food drive. This issue was discussed in section VII. A. Below.

**III. Committee Reports**

- A. Social – The July 4 golf tournament - The Board of Directors sponsored the tournament with 97 attendees.
- B. Covenants Report – Mrs. Renault provided a brief to the directors on recent covenants violations. The flower box at 55 Low Country Lane was removed. 131 Cobblestone – The Board of Directors will look at this property. 226 Tradition Club Drive – the covenants committee will send the previous correspondence to management to follow up.
- C. Willbrook Blvd – Mr. D'Amato advised that Starwood Landscape would handle the flag dispersion.

D. ARB – 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 June 25, 2015, Board of Director Meeting Minutes**

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire and unanimously accepted, the minutes for the June 25, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

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

Upon a motion by Mr. Voltaire, seconded by Mrs. Cotton and unanimously accepted, the financials for June 30, 2015, were approved as submitted.

Motion Passed

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

A. Prank Calls – Prank calls have ceased.

B. Grill Heat Shield Invoice – Heat shield install is completed.

C. Pool Grill – The grill use regulations were promulgated by Mr. D’Amato and will be installed at the grill.

D. AED Training – The training will be disseminated on the website. Attendees will be charged a fee of \$35.00.

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

A. Requested Food Drive – Mr. Hoile approached the Board of Directors to allow participation of the community for a food drive. The Board agreed that the clubhouse could be used as a central drop point.

B. Rear Fountain Lights – The lights are out in the rear pond. Mr. Herndon will have the lights checked.

C. Pool Use – Mr. D’Amato read a recent article from “Common Grounds” regarding private pool use as it relates to allowing outside organizations using the pool.

D. Pond Contract – Mr. D’Amato signed the pond contract from Coastal Pond Solutions.

E. Credit Card Expense Authorization - Upon a motion by Mr. D’Amato, Seconded by Mrs. Cotton and unanimously accepted, the Board of Directors agreed to authorize the following credit card expenses:

A&E Services - \$127.00

F. Clubhouse Use – The Bridge group and Gold Tees have a conflict on scheduling of the clubhouse. Mr. D’Amato will discuss the issue with the Bridge Group.

### VIII. Next Meeting

A. The next meeting is scheduled for Thursday August 27, 2015 at 3:00 pm.

### IX. Adjournment

Upon a motion by Mr. Voltaire, seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 4:40 p.m.

  
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Phil McLeod  
Recording Secretary

Accepted:

  
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Frank D’Amato, President

8-27-15  
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Date Approved and Signed

## EXHIBIT A TO 7-23-15 MEETING MINUTES

### Tradition Building and Grounds Report

July 23, 2015

Alex Herndon

- Bushes are being trimmed
- Property has been fertilized and sprayed for weeds
- Art and I put pool fence back together
- Changing AC filters in club house today
- Bought supplies for club house
- Picked up rubber mats for showers on pool deck
- Replaced pump on Tradition Club Drive
- We have a spare pump to use when we have trouble with another pump