

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
July 28, 2016**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, July 28, 2016 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
Dick Baughman, Vice President
Brian Kramer, Treasurer
Merry Cotton, Director

Not Present
John Bartha, Secretary

Also present were, Homeowner Ron Brugge, Bill & Jeanette Renault, Robert and Janice Silverio and Bob Youatt . Also present was Kimber Ammerata of Kuester Management Group. Mrs. Ammerata served as Recording Secretary.

A quorum was established and President Frank D'Amato called the meeting to order at 3:01 p.m.

II. Owner's Forum:

The Silverio's were present to dispute a violation notice they received from Management at the direction of the Board. Mr. Silverio stated that he had received a letter from the covenants committee previous to this letter and responded to the representative. He stated that the representative informed the owners the issue was resolved. Mr. D'Amato stated that he would meet with the owners on property and assist in determining compliance.

III. Committee Reports

- A. **Social Committee** – Mr. D'Amato reported on the Tradition at Willbrook sponsored golf tournament on July 4, 2016. There were 84 attendees. He also reported that the Social Committee intended to hold another Pancake breakfast and invite local the police department to attend. He stated that the cost would be between \$3 and \$5 per resident. He suggested the HOA sponsor any officers in attendance.

- B. Covenants Committee** – Mrs. Renault reported on an ongoing issue with lack of mulch on one lot. She stated the yard had improved greatly, however, there was still no mulch in the beds. Mr. D’Amato stated he would reach and see what could be done.

Mr. Renault stated he had contacted an owner regarding maintenance of his empty lot reporting the owner thought it was being maintained but could not recall who was doing the maintenance. Mr. D’Amato stated that there were no maintenance restrictions on empty lots.

- C. Willbrook Blvd.** – There was nothing to report.

- D. ARB** – Mr. D’Amato asked the Board to join him after the meeting to review a request by an owner to remove trees.

E. Buildings and Grounds

Rose Bushes -Alex Herndon was not present, in his absence, Mr. D’Amato reported that the rose bushes in the community were due to be pruned.

Rust in Common Areas - rust removal from the sidewalks and curbs in common area would soon commence.

Irrigation – many areas need to have additional sprinkler heads wells installed. This is currently planned for reserve expenditures in 2017.

Bulletin Board – the bulletin board had the clubhouse had collapsed. Mr. Billings was working on repairs at the time of the meeting.

IV. Approval of June 23, 2016 Board of Director Meeting Minutes

Upon a motion made by Mr. Kramer, seconded by Ms. Cotton, it was; **moved to approve the minutes from the June 23, 2016 meeting minutes.**

V. Kuester Financial Report

At this time, Mr. D’Amato presented the financials from June 30, 2016. Mr. D’Amato presented invoices for payment for the newsletter and ARB permits.

The Board discussed the current status of maturing CD’s, their redemption and deposit of funds into new CD’s at CresCom bank.

VI. Unfinished Business

A. Christmas Decorations

The Board discussed the recommendation of Ms. Cotton and determined it was in the best interest of the Association to terminate the partnership with Christmas Décor of Charleston. Mr. Baughman and Mr. Brugge presented a plan and estimated costs to purchase lights, bows and garland to be installed by Alex Herndon and volunteers. This plan would reduce the Associations cost into the future for Christmas Décor and was agreed upon by the Board.

B. Newsletter

Mr. D'Amato noted an increase in costs for the newsletter. Mr. Renault provided information showing the reason for the increases including more owners receiving the newsletter, copies provided to sponsors and additional copies for the Welcome Committee to distribute to new owners.

C. Drainage Repairs

Owners had complained about the "bump" created by the swale installed on Monarch court, and Coastal Asphalt had been asked to instead install a drain and black top around it.

D. AED Training

AED training will be taught by John Melzer on Tuesday, August 2, 2016 to those previously certified as well as a few owners in the water aerobics and tennis groups.

VII. New Business

A. License Plates

The current license plate stock has been depleted. The Board agree to purchase 125 more with an updated design. The price will remain at \$10 each.

B. Tennis Courts

Mr. D'Amato reported the community had been offered two 10 ft. sections and one 60 ft. section of slightly used netting for the sides of the tennis courts for \$50. The Board agreed to the purchase.

C. Trash

An email will be sent to owners asking everyone not to put liquid in the trash to avoid staining of the streets caused by spillage during collection.

D. Volunteers

The above mentioned email will also ask for volunteers to assist in occasional weeding of the entrance beds.

E. Landscaping

Mr. Youatt informed the Board of several areas near the cart paths and other common areas that needed extra landscaping attention. Mr. D'Amato will review these areas with Alex Herndon.

VIII. Next Meeting

The next Board meeting has been scheduled for Thursday, August 25, 2016.

IX. Adjournment

There be no further business to discuss, a motion was made by Mr. Baughman, seconded by Mr. Kramer, to adjourn the meeting at 4:36 PM. The motion carried.

Accepted: 
Frank D'Amato, President


Kimber Ammerata
Recording Secretary

8-25-16
Date Approved and Signed