

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
June 26, 2014**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday June 26, 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  
Arthur Voltaire, Treasurer  
Merry Cotton, Director

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, William Crimmins, homeowner, Susan Neighbors and Dick Baughman, homeowners, Alex Herndon, Landscape and Maintenance contractor 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. Crimmins addressed the Board of Directors regarding maintenance of shrubs on the property line of his property. Ms. Neighbors addressed the Board of Directors regarding graphics for the website.

**III. Committee Reports**

- A. Social – July 4<sup>th</sup> golf tournament – This event is sponsored by but not funded by the HOA.

B. Covenants Report

41 Boatman Dr. - Landscape – Mr. McLeod will send a letter advising the owner that the property needs to be maintained.

226 Tradition Club Drive - Lawn – Mr. McLeod will send a letter to the owners asking them to bring their yard up to requirements.

13 Opera Court – The Board of Directors agreed on a 1 August deadline for the owner to bring this property into compliance.

- C. Willbrook Blvd – Mr. D’Amato discussed the bike path with SC DOT. They are being held up by contractors and other jobs.
- D. ARB Deposit – 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 May 22, 2014, Board of Director Meeting Minutes**

Upon a motion by Mr. Ellison, seconded by Mr. Bartha and unanimously accepted, the minutes for the May 22, 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 May 31, 2014, were approved as submitted.

Motion Passed

Upon a motion by Mr. D’Amato, seconded by Mr. Voltaire, and unanimously accepted, the expenses of \$30.72 from Palmetto Ace Hardware and \$26.47 from Food Line were accepted as viable expenses of the Association.

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

- A. Update Bulletin Board – Mr. D’Amato is updating the bulletin board.
- B. Updated Shutoffs, Panels, Contractors – Mr. Voltaire and Mr. Herndon are working this project.
- C. Duplicate Oven Payment – The overpayment for the ovens are to be refunded to the Association.
- D. Gathering of Insurance Signatures for non-residents – On going.
- E. Seal Coating – This project is complete.

F. Tennis Court – This work is ongoing to be completed by June 27, 2014.

**VII. New Business**

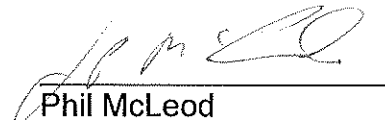
- A. Bushes at the Entrance – Mr. Herndon will plant additional shrubs at the entrance.
- B. Volunteer Party – Mr. Bartha petitioned the Board of Directors for a volunteer appreciation party to be funded by the Association.

**Next Meeting**

- A. The next meeting will be July 24, 2014 at 3:00 pm.

**Adjournment**

Upon a motion by Ms. Cotton, seconded by Mr. Voltaire and unanimously approved, the meeting was adjourned at 4:28 p.m.

  
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Phil McLeod  
Recording Secretary

Accepted:

  
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Frank D'Amato, President

7-24-14  
Date Approved and Signed

## EXHIBIT A TO 6-26-14 MEETING MINUTES

Tradition Club POA

Building and Grounds Report

June 26, 2014

- Termite inspection has been completed.
- Pest control was done on the clubhouse.
- Hand rail in pool was tightened.
- Bushes are trimmed at pool and front entrance. Plan to trim other areas next week.
- Irrigation is being monitored and repaired as needed.
- Working to improve drainage behind tennis courts.
- Front entrance fountain has been serviced.
- Restocked supplies for the Clubhouse.

• FIX LEAK CLUB HOUSE

• PUT IN DRAINAGE SWELL BEHIND TENNIS COURT. \$150.00