

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
March 26, 2015**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday March 26, 2015 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

John Bartha, Secretary

Merry Cotton, Director

Arthur Voltaire, Treasurer was absent

Also present were Ron Brugee, Homeowner, Dave Philips, Homeowner, Bill and Jeanette Renault, Covenants Committee, 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. Philips discussed several items from the annual members meeting pursuant to the Willbrook Road District. These items included putting stop signs on the bike paths, attenuation of the noise from the rumble strips on Kings River Road and putting a crosswalk across Willbrook Boulevard near the clubhouse.

III. Committee Reports

- A. Social – Mrs. Cotton briefed the directors on the impending garage sale. She also discussed the water aerobics instructor insurance requirements. Mr. Bartha will investigate the insurance requirements and will report to the Board of Directors.
- B. Covenants Report – Mrs. Renault provided a brief to the directors on recent covenants violations. These included 120 Alexander Glennie Drive and 28 Thrasher Court.

C. Willbrook Blvd – Roundabout – There will be a meeting in April to allow the public to weigh in on the proposed roundabout.

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 February 17, 2015, Board of Director Meeting Minutes and February 24, 2015 Organizational Meeting Minutes

Upon a motion by Mr. Bartha, seconded by Mrs. Cotton and unanimously accepted, the minutes for the February 17, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

Upon a motion by Mrs. Cotton, seconded by Mr. Bartha and unanimously accepted, the minutes of the February 24, 2015, Organizational Meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Bartha, seconded by Mrs. Cotton and unanimously accepted, the financials for February 28, 2015, were approved as submitted.

Motion Passed

VI. Unfinished Business

A. Pergola – Mr. D'Amato advised the directors that insurance requirements would not allow for the previously planned metal roof on the pergola and they would revert back to original design.

B. Updated Shutoffs, Panels, and Contractors – This project is ongoing.

C. Landscaping – As per the Buildings and Grounds report submitted, the mulch and summer flowers, are scheduled to be placed in the next few weeks.

D. Pool Grill – the Company, that installed the grill, is designing a heat shield to be placed behind the grill.

- E. Seal Coating – Mr. D’Amato and Mr. Herndon will meet with the Coastal Asphalt to schedule the seal coating.
- F. Signs – New “Notice to Violator” signs will be installed at the front and back entrances.
- G. Annual Meeting Feedback – Most feedback from the annual members meeting was positive. Several members suggested introduction of the new members of the neighborhood.

VII. New Business

- A. Vacant Board Position - Upon a motion by Mrs. Cotton, seconded by Mr. Bartha and unanimously accepted, the Board of Directors agreed to appoint Mr. Richard Baughman to fill a director at large seat vacated by Mr. Tom Ellison’s passing.

VIII. Next Meeting

- A. The next meeting is scheduled for Thursday April 23 at 3:00 pm.

IX. Adjournment

Upon a motion by Mrs. Cotton, seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 4:30 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D’Amato, President

4-23-15
Date Approved and Signed

EXHIBIT A TO 3-26-15 MEETING MINUTES

Tradition Building and Grounds Report

Alex Herndon

March 25, 2015

- Pool furniture has been put out on pool deck.
- Ordered new LED lights for flag poles. Art will install them.
- All exterior lights around the pool house soffit have been replaced with LED bulbs.
- New "Notice to Violators" signs have been installed at front and back entrances.
- Removed bush and trimmed tree at Monarch and KRR.
- Removed bushes from the golf cart end of the parking lot.
- Mulch will be put out next week.