

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
May 26, 2011**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, May 26, 2011, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:  
Frank D'Amato, President  
David Rubin, Treasurer  
John Bartha, Secretary  
Merry Cotton, Director

Absent was Thomas Ellison, Vice President

Also present was Ronald Brugge; Phil McLeod and Penny Rose from Kuester Management Group. Ms. Rose served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:00 p.m. by President Frank D'Amato.

**II. Committee Reports**

**A. Social – July 4<sup>th</sup> golf outing**

The golf outing is set for the 4<sup>th</sup> of July with food, raffles and prizes; this is expected to be a successful event.

**B. Covenants**

Mr. D'Amato will ride by to determine if the palm tree lights have been removed from 34 Deacon Drive.

**C. ARB**

Mr. D'Amato stated the house at 188 Sandfiddler Drive is complete with the exception of the landscaping. The ARB has mailed a letter to the owner giving a deadline of June 1<sup>st</sup> to address the landscaping.

**D. B&G**

The fountain from the back pond has been removed for repair.

Mulch is being installed throughout the property.

Painting of the pool deck area is scheduled for the week of May 30<sup>th</sup>.

A new entry system for the clubhouse areas was reviewed and discussed. This discussion was tabled until fall to determine if funds were available for this project.

### **Approval of April 28, 2011 Minutes**

Upon a motion by Mr. Rubin and seconded by Mr. Bartha, the minutes for the April 28, 2011, meeting were approved.

### **III. Kuester Financial Report**

Upon a motion by Mr. Bartha and seconded by Mr. Rubin, the April 2011, financials were approved.

Mr. D'Amato asked Mr. McLeod to ensure that Resale Transfer Fees are transferred from the operating to the reserve account.

Motion passed.

### **IV. Unfinished Business**

A. Fire Hydrant Painting – Mr. Reed is continuing his work painting the fire hydrants.

B. Investigate Neighborhood Watch with Sherriff's office – Lt. Denise King with the Georgetown County Sheriff's office gave a review of the Neighborhood Watch program. The Board will read materials and solicit volunteers to ascertain interest in the program.

### **V. New Business**

A. Pool Bottom will need painting in the fall – Mr. D'Amato advised that the bottom of the pool is peeling. The Board of Directors plan to hire a contractor to drain the pool and paint the bottom this fall as the pool area will need to be closed.

B. Front entrance potholes – Mr. Herndon has plans to discuss the pothole issue with a contractor.

### **Next Meeting**

The next regular BOD Meeting is scheduled for Thursday, June 23, 2011, at 3:00 p.m.

### **Adjournment**

Upon a motion by Mr. D'Amato, and seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 4:15 p.m.

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Phil McLeod  
Recording Secretary

Accepted:

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Frank D'Amato, President

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Date Approved and Signed