

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
May 24, 2012**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, May 24, 2012, 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  
David Rubin, Treasurer  
Merry Cotton, Director

Also present were Alex Herndon, Buildings and Grounds Manager, Bill & Jeanette Renault, Covenants Committee, Ron Brugge, homeowner, Phil McLeod and Penny Rose from Kuester Management Group. Mr. McLeod served as recording secretary.

A quorum was established and the meeting was called to order at 3:02 p.m. by President Frank D'Amato.

**II. Committee Reports**

- A. Social – Garage sale/July 4<sup>th</sup> golf - The garage sale was a success with a profit of \$272.88.  
The July 4<sup>th</sup> golf tournament is set with Tom Strasser in charge.
- B. Covenants – Ms. Renault expressed that there are several lawns that do not look up to par; she is considering sending a flyer with "helpful hints" on beautifying your yard. Ms. Renault requested that the back entrance be trimmed slightly more.
- C. ARB – Many residents are re-roofing their homes without ARB approval. Mr. D'Amato plans to add a reminder of the ARB requirements on the website.
- D. Willbrook Blvd – Nothing to report.
- E. Buildings and Grounds - Mr. Herndon discussed and submitted a Building and Grounds Report entered as Exhibit A.

**III. Approval of Meeting Minutes**

Upon a motion by Mr. Bartha, seconded by Mr. Rubin, and unanimously adopted, the minutes from the April 26, 2012, Board of Directors meeting were approved as written.

Motion passed.

#### IV. Kuester Financial Report

Upon a motion by Mr. Rubin, seconded by Ms. Cotton, and unanimously adopted, the April 2012 financials were approved.

Motion passed.

#### V. Unfinished Business <sup>wa</sup>

- A. Tile work – Tom Hicsaw is to complete the kitchen backsplash.
- B. Historic Lane drainage issues – Dave Williams with Williams Enterprises is to assess the drainage issue and report to Mr. D'Amato.
- C. Neighborhood meet your neighbor – A date of July 27<sup>th</sup> has been set for the meet your neighbor event and will be held at the clubhouse/pool area. A rain date is scheduled for August 3<sup>rd</sup>. Mr. Bartha and Ms. Cotton will meet with the volunteer committee to finalize plans.

#### VI. New Business

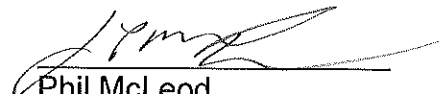
- A. Change June meeting date – The June meeting has been rescheduled for June 29, 2012.
- B. CD and Savings issues - Mr. D' Amato requested that Kuester Companies investigate more profitable options for investing funds.
- C. Record Keeping – Numerous boxes of Tradition documentation is being stored in the clubhouse closet. Mr. D'Amato is considering putting the material on disks.
- D. Trees at 264 Historic – A request has been made for the removal of three trees. The Board has agreed to one rear tree.
- E. Santee Cooper seminar 7/17/12 at 7:00 pm – A seminar will be held at the Tradition clubhouse by Santee Cooper. The seminar will provide tips on ways to save energy. Mr. D'Amato will post this information on the website.

#### VII. Next Meeting

Next BOD meeting – The next Board of Director's meeting is scheduled for Friday, June 29, 2012, at 3:00 p.m.

#### Adjournment

Upon a motion by Ms. Cotton, seconded by Mr. Bartha, and unanimously approved, the meeting was adjourned at 4:12 p.m.

  
Phil McLeod  
Recording Secretary

Accepted:  


6-29-12

# EXHIBIT A TO MINUTES FROM MAY 24, 2012

Tradition Club Board Meeting

Building and Grounds Report

May 24, 2012

Alex Herndon

- Planted lantana and butterfly bushes at Willbrook entrance
- Cleaned out storm drains after the heavy rain last week
- Fixed sign at Willbrook entrance (special thanks to Bill Cotton)
- Will fertilize next week
- Planning to clean berm on KRR and rust stains in the next two weeks
- Landscape crew usually works Monday, but will be off on Memorial Day. Regular maintenance will be handled during the week.