

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
May 20, 2016**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, May 20, 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 Renault. Also present was Kimber Ammerata of Kuester Management Group. Mrs. Ammerata served as Recording Secretary. Alex Herndon was also present from A H Herndon Landscaping

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

II. Owner's Forum:

No owners were present to speak on issues.

III. Committee Reports

A. Social Committee – The Community yard produces \$350.00 total, \$158.55 in expenses for a profit of \$191.45. Darlene Dodson is to be reimbursed for the \$158.55 in expenses.

Mr. D'Amato also reported an upcoming Tradition at Willbrook sponsored golf tournament on July 4, 2016. He reported that there would be on expenses or income for the event.

B. Covenants Committee – The Covenants Committee was not present.

C. Willbrook Blvd. – Flags will be put up for Flag day this coming weekend.

D. **ARB** – Mr. D’Amato requested that the Board members join him after the meeting to look at several pine trees that have been requested for removal. The owner intends to replace them with slower growing trees.

E. Buildings and Grounds

Alex Herndon provided his Building and grounds report attached as “Exhibit A”.

IV. Approval of April 28, 2016 Board of Director Meeting Minutes

Upon a motion made by Mr. Kramer, seconded by Mr. Bartha, it was; **moved to approve the minutes from the April 28, 2016 meeting minutes with one spelling error correction.**

V. Kuester Financial Report

At this time, Mr. D’Amato presented the financials from April 30, 2016. With a motion made by Ms. Cotton, seconded by Mr. Kramer, it was;

MOVED: To approve the April 2016 financials as presented.

VI. Unfinished Business

A. Seal Coating

Seal coating has been done with lining to be completed on Sandfiddler. Alex will follow up with the contractor for completion.

B. Newsletter

The Board approved the semi-annual expense for the software to produce the newsletter.

C. Drainage Repairs

A new issue of a collapsing drain was discovered on Cobblestone Drive. Mr. D’Amato also reported an issue with a concrete drain swell area on Tradition Club drive creating potholes and the curbing on Patriot Lane in the cul-de-sac as the water is not flowing to the drain. Both areas will be repaired and be expensed through the Reserve account.

D. AED Training

AED training is tabled.

E. WNCPOA Meeting

Mr. D’Amato reported he had attended the meeting. There were discussions regarding installation of sidewalks. Mr. D’Amato suggested that the funds be used to improve the side roads in the community as a better financial option.

He also reported discussions to install addition 45 MPH signs from the Southern intersection of Highway 17 and Kings River Rd. to Founders.

F. Spring Flowers/Sod

Spring flower installation has been completed. Sod replacement is ongoing as sod becomes available.

G. LBTS Annual Meeting

The Board will wait until the next meeting to see if Mr. Bartha had an opportunity to attend. Mr. D'Amato reported that the Communities on the West Side of Highway 17 were not happy with their representatives as they do not report back to the other communities as agreed upon.

VII. New Business

A. Guard House

Mr. D'Amato reported that the replacement of the Guard House roof had not yet been completed.

B. Insurance Audit

Mrs. Ammerata shared the resolution of the Insurance Audit with the final premium being \$827.00. The Community is due a refund.

C. Irrigation

Alex and Mr. D'Amato are looking into the possibility of installing additional deeper wells in the future for cleaner water.

D. Summer Event

Ms. Cotton stated she had received inquiries regarding a summer event hosting by the HOA this year. This item will be added to the Agenda for June.

VIII. Next Meeting

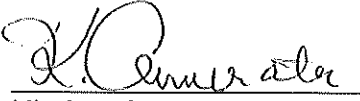
The next Board meeting has been scheduled for Thursday, June 23, 2016.

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 4:18 PM. The motion carried.

Accepted:

Frank D'Amato, President


Kimber Ammerata
Recording Secretary
7/28/16
Date Approved and Signed