

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
November 19, 2015**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday November 19, 2015 at 3:00 pm at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President  
Arthur Voltaire, Vice President  
John Bartha, Secretary  
Dick Baughman, Treasurer

Absent was Merry Cotton, Director

Also present were, Ron Brugge, Homeowner, Bill and Jeanette Renault, Covenants Committee, Phil McLeod and Kimber Ammerata 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** – Nothing to report.

**III. Committee Reports**

A. Social – Nothing to Report.

B. Covenants Report – Mr. McLeod provided violation letters to Mrs. Renault for 30 Crab Trap Court and 1728 Tradition Club Drive.

C. Willbrook Blvd – There continues to be flooding on the bike path which is likely due to one or more dysfunctional storm drains.

D. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

**IV. Approval of October 22, 2015, Board of Director Meeting Minutes**

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire and unanimously accepted, the minutes for the October 22, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

#### **V. Kuester Financial Report**

Upon a motion by Mr. Voltaire, seconded by Mr. Baughman and unanimously accepted, the financials for October 31, 2015, were approved as submitted.

Motion Passed

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

- A. Volunteer Program – Mr. Bartha provided a briefing on the progress of the volunteer program to repair and paint the signs.
- B. Christmas Lights – The Christmas lights are up and will be turned on the day after Thanksgiving.
- C. LBTS Security System – Mr. D’Amato advised that the LBTS Director’s meeting is set for 20 November. Tradition owners will have a window from 1 February to 5 February to secure their entry bar codes.
- D. AED Training – This item is tabled until the next meeting.
- E. WNCPOA Meeting – Mr. D’Amato provided an update on the Highway 17 setbacks. The proposal is to move the setback from 90 feet to 50 feet. Tradition is opposed to this change.
- F. Drainage Issues – There are 6 sinkholes and 2 dysfunctional storm drains (Exhibit B) on Tradition properties. Mr. D’Amato is coordinating repair of both of these issues.
- G. Pool Repair – This project is delayed due to the high water table from the excessive rain.

#### **VII. New Business**

- A. Pool House and Storage Room Repairs – These projects are complete.
- B. Landscape Update – Mr. Herndon and Mr. D’Amato are coordinating the repairs and modifications to the landscaping.

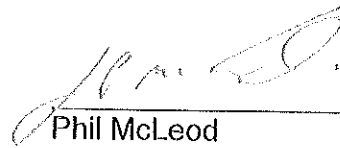
- C. Garage Sale Chairperson – Mr. D’Amato advised that Mrs. Cotton desires to have another owner in the community to assume chair of the 2016 garage sale.
  
- D. New Manager – Mr. McLeod advised that he had taken a position with a company in Raleigh, NC and would be leaving at the end of December. Mr. McLeod introduced Kimber Ammerata to the Board of Directors as his replacement as Managing Agent for the Association.

**VIII. Next Meeting**

- A. The next meeting is scheduled for Thursday December 17, 2015 at 3:00 pm.

**IX. Adjournment**

Upon a motion by Mr. Baughman, seconded by Mr. Voltaire and unanimously approved, the meeting was adjourned at 4:00 p.m.

  
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Phil McLeod  
Recording Secretary

Accepted:

  
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Frank D’Amato, President

12-17-15  
Date Approved and Signed

## Exhibit A

Tradition Club

December 17, 2015

Building and Grounds Report

- Two pool chairs need to be repaired, others are being repaired
- Bought supplies for clubhouse
- Insect treatment was done in December
- I am working on getting stains removed
- Irrigation and shower lines have been drained
- Pool chairs have been stacked