

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 25, 2012**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, October 25, 2012, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:
Frank D'Amato, President
Thomas Ellison, Vice President
Merry Cotton, Director

Absent were directors:
David Rubin, Treasurer
John Bartha, Secretary

Also present were Jeanette Renault, Covenants Committee, Ron Brugge, homeowner, Penny Pikaart, homeowner 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** – Ms. Pikaart addressed the Board regarding drainage problems behind her home at 47 Basketmaker Court. Mr. D'Amato advised Ms. Pikaart that the Board of Directors would inspect the problem following the meeting.

III. Committee Reports

A. Social – Nothing to Report.

B. Covenants Report – Ms. Renault advised that the owner at 55 Boatman Drive had performed some of the required maintenance addressed in the violation letter from Kuester Management Group. However, several maintenance items remain to be addressed. Mr. McLeod will send a second violation notice.

452 Tradition Club Drive – Ms. Renault advised that the owner had cleaned their sidewalk, however, their mailbox assembly needed to be repaired, there were vines covering the mail box post, and their gutter pan needed to be cleaned of rust. Mr. McLeod will send a second violation notice to the owner.

27 Boatman Drive - On September 12, 2012, some cleaning was done, but there is still substantial rust accumulation on the sidewalk, driveway, and gutter. Mr. McLeod will send a second violation notice to the owner.

- C. ARB – Mr. D’Amato advised that an owner had requested to remove the common sidewalk and install pavers the entire length of his driveway. The Board of Directors agreed that this was not approved.
- D. Willbrook Blvd – The Willbrook Road Chairman, Dave Phillips, advised Mr. D’Amato that Willbrook Road dues may have to be increased in 2013.
- E. Buildings and Ground - Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A to 10-25-12.

IV. Approval of September 27, 2012, Minutes

Upon a motion by Mr. Ellison, seconded by Ms. Cotton and unanimously accepted, the minutes for the September 27, 2012, minutes were approved as written.

Motion Passed

V. Kuester Financial Report

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously accepted, the September 2012 financials were approved.

Motion passed.

VI. Unfinished Business

- A. Historic Lane Drainage Improvement – Completed.
- B. ARB Issues and Fine Structure – Mr. D’Amato received legal guidance from the Association’s attorney and will implement the new fine structure. The Fine Schedule will be distributed to all property owners in an upcoming letter.
- C. Record Keeping – Nothing to Report.

- D. Tradition Club Drive Sinkhole – This project is complete with the exception of an asphalt patch.
- E. Fall Flowers – This project is complete.
- F. Christmas Decorations – Ms. Cotton provided a brief on the proposed Christmas decorations. The Board of Directors approved the project. Mr. D'Amato advised that a proxy question will be included on the proxy cards to go out prior to the annual meeting asking the owners if they approve or disapprove of an additional \$1.00 per month per house for future Christmas decorations.
- G. Pool Resurfacing - This project is complete.
- H. 2013 Budget - This project is complete.

VII. New Business


- A. New Attorneys – The Board of Directors approved the use of the law firm of McCabe, Trotter & Beverly for future collection efforts.
- B. Cable TV Contract – Mr. D'Amato and the Board Presidents of Willbrook and Reserve POA' s will approach Waccamaw Management to request a cable package that requires less than one hundred percent participation of the homeowners.

Next Meeting

The next regular BOD Meeting is scheduled for Thursday, November 29, 2012, at 3:00 p.m.

Adjournment

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



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

11-29-12
Date Approved and Signed

EXHIBIT A TO 10-25-12 MINUTES

Tradition Club

Building and Grounds Report October 25, 2012

Alex Herndon

- Drain work on Historic is finished.
- Asphalt is patched at the club house.
- Tradition Club Drive is being patched where it was damaged from the drainage project.
- Most bushes have been trimmed for the fall.
- Fall flowers are planted.
- Rye seed will be done next week.
- Will begin to clean signs and pool furniture soon.