

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 24, 2013**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, October 24, 2013 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
Merry Cotton, Director

Absent were Arthur Voltaire, Treasurer

Also present were, Ron Brugge, homeowner, Alex Herndon, Buildings and Grounds Coordinator, 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 for Homeowners – Nothing to Report.

III. Committee Reports

A. Social – Nothing to report

B. Covenants Report

Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and unanimously accepted, the Board of Directors voted to fine the owner of 222 Tradition Club Drive an additional \$100.00 for failure to remove a golf cart from their driveway after several months, numerous letters and two previous fines have been issued to the home owner.

55 Boatmen Drive – Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and unanimously accepted, the Board of Directors voted to fine

the owner an additional \$100.00 for failure to maintain their yard in an acceptable condition.

- C. ARB – 270 Historic Lane ARB request for a porch is awaiting county approval.
- D. Willbrook Blvd – The turn lane on to Willbrook Blvd is scheduled to be extended.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

IV. Approval of September 19, 2013, Board of Director Meeting Minutes
Upon a motion by Mr. Bartha, seconded by Ms. Cotton and unanimously accepted the minutes for the September 19, 2013, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Ellison, seconded by Mr. Bartha and unanimously accepted, the financials for September 30, 2013, were approved as submitted.

Motion Passed

VI. Unfinished Business

- a. Flowers – Flowers are installed.
- b. Rust Removal – Mr. Herndon will conduct a final cleaning once the irrigation is secured.
- c. Pool Deck – Mr. D'Amato is awaiting one additional proposal.
- d. Volunteer Program – Mr. Bartha advised that the painting of signs is nearly complete and thanked Mr. Brugge for his support.
- e. Life Saving Classes – Mr. Melzer trained members on the AED operation.
- f. Holiday Decorating – Ms. Cotton briefed the directors on the proposed holiday decorations.
- g. Bike Path Construction – Mr. D'Amato briefed the directors on the on-going construction on the bike path.

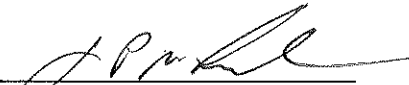
VII. New Business

- A. Mailing for December – Mr. D'Amato advised that the December mailing will include the budget, statements for January, a cover letter and a call for candidates.
- B. 2014 Budget – Upon a motion by Mr. D'Amato, seconded by Mr. Ellison and unanimously accepted, the 2014 budget was approved as submitted with an assessment increase to \$64.00 per month per household.
- C. Trees – Upon a motion by Mr. Bartha, seconded by Mr. D'Amato and unanimously accepted, the Board of Directors approved the removal of the trees at 933 Tradition Club Drive based on approval of Georgetown County.

Next Meeting - The next regular BOD Meeting is scheduled for Thursday, November 21, 2013, at 3:00 p.m.

Adjournment

Upon a motion by Mr. Bartha, seconded by Mr. Ellison and unanimously approved, the meeting was adjourned at 4:55 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President



Date Approved and Signed

Tradition Building and Grounds Report

October 23, 2013

Alex Herndon

- Washed club house
- Changed bulbs around club house
- Fall flowers are planted
- Grass carp are in ponds
- Recovered most of stolen signs
- Returned 5 gallon bucket of sign paint