

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 22, 2015**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday October 22, 2015 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
John Bartha, Secretary
Merry Cotton, Director
Dick Baughman, Treasurer

Absent was Arthur Voltaire, Vice President

Also present were, Bryan Kremer, Homeowner, Dave Philips Homeowner, Alex Herndon, Landscaping 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 – Nothing to Report
- C. Willbrook Blvd – Mr. Philips reported of flooding on the bike path due to the extreme rainfall and the loss of the flag pole on Ocean Highway.
- D. ARB – 295 Deacon Dr. This ARB request was approved with conditions per Exhibit A.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit B.

IV. Approval of October 1, 2015, Board of Director Meeting Minutes

Upon a motion by Mr. Bartha, seconded by Mr. Baughman and unanimously accepted, the minutes for the October 1, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Baughman, seconded by Mr. Bartha and unanimously accepted, the financials for September 30, 2015, were approved as submitted.

Motion Passed

Upon a motion by Mr. Baughman, seconded by Mr. Bartha and unanimously accepted, the Board of Directors approved the expenses from Pawleys Island Supply for \$17.12 and \$23.51, respectively.

VI. Unfinished Business

- A. Volunteer Program – Mr. Bartha advised that much of the sign painting had been completed, as well as the volunteer training.
- 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 security system would not raise Tradition at Willbrook Plantation assessments to Litchfield by the Sea.
- D. AED Training – This item is tabled until the next meeting.
- E. WNCPOA Meeting – Tradition Board of Directors will be attending this meeting.
- F. Drainage Issues – Mr. D'Amato advised that sink holes had developed around the storm drains and the need for 2 additional drains. Tradition will engage Coastal Asphalt to effect repairs.
- G. Pool Repair – This project is delayed due to the high water table from the excessive rain.

VII. New Business

- A. Community Land Survey – Mr. D’Amato advised that the land survey revealed that portions of the berms along the Tradition Club Drive entrance and Kings River Road belong to the Association.
- B. Rust Treatment – Mr. Herndon advised that he would have a rust inhibitor solution on his maintenance trucks to routinely spray the rusted curbs and sidewalks when the irrigation is restarted.
- C. 2016 Budget Approval – Upon a motion by Mrs. Cotton, seconded by Mr. Baughman and unanimously agreed, the Board of Directors entered into executive session to discuss the 2016 budget.

Upon a motion by Mr. D’Amato, seconded by Mr. Baughman and unanimously agreed, the Board of Directors reconvened the regular meeting of the Board of Directors.

Upon a motion by Mr. D’Amato, seconded by Mr. Baughman, and unanimously accepted, the 2016 Budget was approved as agreed in executive session.

VIII. Next Meeting

- A. The next meeting is scheduled for Thursday November 19, 2015 at 3:00 pm.

IX. Adjournment

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



Phil McLeod
Recording Secretary

Accepted:



Frank D’Amato, President

11-19-15

Date Approved and Signed

EXHIBIT A TO 10.22.15 BOARD MEETING MINUTES



**The Tradition
at Willbrook Plantation**

11 October 2015

Dear Mr. and Mrs. Raab:

The Board of Directors has reviewed your application to make changes to your back yard. We have decided to approve your application to place blocks and mulch in your back yard. We understand the difficulty you have growing grass due to lack of sun and the drainage that flows through your yard. We always support residents who are improving their property according to our covenants.

This approval does come with conditions. We are informing you, based on our Covenants, that your side yards must be kept clear of non - permanent objects, such as bags, hoses, pots, etc. These types of objects should not be seen from the street.

Please do not start your work before receiving the ARB permit.

Good luck with your proposed improvements.

**Frank D'Amato
President
Tradition POA**

- CURB CLEANING IS IN PROGRESS,
- WINTER FLOWERS ARE IN AT CLUB HOUSE. ENTRANCES WILL BE PLANTED NEXT WEEK.
- TREE WORK IS UNDER WAY TODAY 10/22/15
- REMOVAL OF STUMPS IN COMMON AREAS WILL FOLLOW, ALONG WITH REMOVAL OF JUNIPER.