

TRADITION AT WILLBOOK PLANTATION PROPERTY OWNERS ASSOCIATION,
INC.

OPEN MEETING OF THE BOARD OF DIRECTORS

October 26, 2017

Minutes

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, October 26, 2017 at the Owner's Clubhouse.

Present Board Members

Frank D'Amato, President

Dick Baughman, Vice President

John Bartha, Secretary

Brian Kramer, Treasurer

Debbie Moeller, Director

No homeowners present during open meeting.

- I. **Call to Order** – Upon an establishment of a quorum, President Frank D'Amato called the meeting to order at 3:32 p.m.
- II. **Open forum for Homeowners – No homeowners present**
- III. **Committee Reports**
 - a. Social – Nothing New to report.
 - b. Willbrook Blvd - Frank D' Amato spoke about additional drainage work will be done this year. The repaving will be done along Willbrook Boulevard next year.
 - c. ARB – Frank D' Amato is working on the ARB spread sheet to see if they match up with the Kuester excel work sheet. No action given.
 - d. B&G – Alex was not at the meeting Frank D' Amato presented his report. (See Exhibit A)
- IV. **Approval of September 28, 2017 Open Meeting Minutes** – Bryan Kramer request an amendment to the September 28, 2017 minutes. Mitzi Carley will provide amended meeting minutes at the November 2017 meeting amendment is (Additional investment of reserve cash) Debbie Moeller made a motion to approve the meeting minutes with the amendment seconded by Brian Kramer. All in favor motion passed.
- V. **Tradition Financial Report**
 - a. Pool House Rental – Frank D'Amato gave Mitzi Carley a check in the amount of \$25.00 to process to the pool house rental account.
 - b. Receipt Eggs Up Grill - Frank D' Amato gave Mitzi Carley a receipt for breakfast with the Willbrook President \$30.47(Association Card)
 - c. Reimburse Art Voltaire \$22.30 resident volunteer Frank D' Amato provided a receipt to Mitzi Carley a to reimburse Art Voltaire.

- d. Brian Kramer made a motion to approve the September 2017 financials seconded by John Bartha. All in favor, motion passed.

VI. Unfinished Business

- a. Wi Fi Pool Area – Has been installed.
- b. Pool Leak – Alex will monitor water level.
- c. Insurance – Frank D' Amato and John Bartha spoke about subcontractors and contractors needing to sign the indemnify hold harmless additional assured contract. Alex Herndon will be provided the contract to give to all vendors then email a signed copy to Mitzi Carley and Frank D' Amato.

VII. New Business


- a. Street Survey – Proposal provided by Coastal Asphalt.
- b. Covenants Amendments – Board and committee are still working on changes.
- c. Spectrum proposal - Frank D' Amato spoke about possible group rates in the future. Frank D' Amato is still looking into it.
- d. 2018 Budget – Debbie Moller made a motion to accept the proposed 2018 budget with a \$5.00 increase to each homeowner, per month. \$4.00 will be put into the reserve account and \$1.00 will be placed in the operating account, motion by Frank D'Amato seconded by Dick Baughman. All in favor, motion passed.

VIII. Meeting Adjourned

Debbie Moller made a motion to adjourn the meeting at 5:12 p.m., seconded by Dick Baughman. All in favor, motion passed.

IX. Next Meeting - Thursday November 16, 2017 9:00 a.m.

Accepted:


Frank D'Amato, President



Mitzi Carley
Recording Secretary

11-30-17
Date Approved and Signed