

**TRADITION AT WILLBOOK PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
OPEN MEETING OF THE BOARD OF DIRECTORS**

October 25, 2018

Minutes

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, October 25, 2018 at the Owner's Clubhouse.

Present Board Members

Frank D'Amato, President

Dick Baughman, Vice President- Absent

John Bartha, Secretary

Brian Kramer, Treasurer

Debbie Moeller, Director

Kuester Management Representative(s)

Andre Barrett

1. Call to Order by Frank D' Amato at 3:11 PM
2. No owners present for "open forum".
3. Committee Reports:
 - a. Social: Report on upcoming Christmas Social to be held on 12/7/2018 at 6:30 PM at the Pool House. "Toys for Tots" will be a part of the event.
 - b. Willbrook Blvd. HOA: Frank D' Amato attended the meeting. There will be no change to 2019 dues, so no impact to Tradition at Willbrook dues.
 - c. ARB: Report on new Tree ordinance. Permits are needed only for trees that are more than 30" in diameter. If tree is more than 30" in diameter, owner must get permit from the city as well as approval of ARB. If tree is 30" or less in diameter, owner need only get ARB approval.
 - d. Buildings & Grounds:
 - i. Wind screen put back up on tennis courts.
 - ii. Flags at entrances have been replaced.
 - iii. Sink holes on Cobblestone #166 and Patriot #161 have been repaired.
 - iv. Fall trimming of bushes has begun.
 - v. Will plant flowers within 2 weeks of 10/25/18. Expect Pansies, Red Mustard, Dusty Miller, Cale Cabbage, Cabbage and Snap Dragon varieties. Would like a good amount of pansies so there is good color.
 - vi. Another sinkhole at #607 Traditions Club Drive is forming and needs to be repaired.
 - vii. There are 3 more drainage repairs to be made. No costs as of yet.
 - viii. Alex to get tree removed from golf course.
 - ix. Alex and Dick to work on getting Holiday decorations, which will be put up on the evening of Thanksgiving.
 - e. Litchfield by the Sea Update:
 - i. Litchfield dues to increase from \$33.00 to \$35.00 per month.
 - ii. Special assessment to remain at \$42.00 for the year. (There is some

objection by Tradition at Willbrook Board that all of the Special Assessment is going to projects and none to the reserves which are in need of replenishment.

- iii. Transfer fee for buyers will be \$750.00 - \$1,000.00.
 - iv. Association currently within budget.
 - v. Security is an issue because of 30-day guest tags.
 - vi. Will most likely have palm trees removed.
4. **MOTION:** APPROVAL OF MINUTES: Debbie made motion approve September 27, 2018 General Meeting minutes with typographical revisions. Motion approved unanimously by all present.
5. FINANCIAL REPORT: Acceptance of financial report tabled until next meeting.
- a. Questions to be answered:
 - i. Confirm \$12,250 ON 9/30/18 Balance sheet showing as "Due-to/Due From" was paid out of reserves.
 - ii. Need to correct income statement to show that the budget for the billing statements was \$2,400 as opposed to Committee - Website/Communication.
 - iii. WHAT ARE NUMBERS FOR HCSB - CD 0052188 that is currently at 1.11% and scheduled to mature on 11/18/18.
6. UNFINISHED BUSINESS:
- a. Drainage Repairs: 3 more drainage issues to be repaired. No costs yet determined.
 - b. Sign Repairs at Back entrance wall: Tabled.
 - c. **MOTION:** John motioned to approve Spectrum contract. DISCUSSION of this motion raised concerns about aspects of the contract, but after considering 1) the Spectrum Presentation; 2) the fact that over 75% of the Association members voted to accept the contract; and 3) the fact that the Association's legal counsel reviewed and approved the proposed contract, motion was approved unanimously by all present.
 - d. Covenants/ARB Update: Board members continue to work on revisions to the Rules and Regulations. After revisions are finalized, Board to provide to Management company to file with the Register of Deeds.
7. NEW BUSINESS
- a. Christmas Decorations – Decorations will be installed on the evening of Thanksgiving.
 - b. **MOTION:** Brian motioned to approve a total increase in assessments of \$45.00 per month. \$41.00 of this increase will be used to pay the Spectrum contract. \$1.00 will be used for common expenses and \$3.00 will be earmarked to go into the reserve account. Motion unanimously approved by all present.
 - c. Filing of rules and regulations with Georgetown County. After revisions are made, Kuester to file rules and regulations with Georgetown County.
8. Motion to Adjourn made by Debbie. Meeting adjourned at 4:31 PM.
9. Next BOD meeting, Thursday, November 29 at 3:15 PM.