

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

REGULAR MEETING OF THE BOARD OF DIRECTORS

SEPTEMBER 23, 2008

MINUTES

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners' Association, Inc. held their regularly scheduled meeting on Tuesday, September 23, 2008 at 3:00 p.m. at the Clubhouse. The following members of the Board were present:

**Frank D'Amato
Bill Renault
Thomas Ellison
Merry Cotton
Ronald Eaglin**

Also present were members of the Capital Improvement Program, Art Voltaire and Laura Kniffin of Chicora Development, Managing Agent of the Association. Mrs. Kniffin served as Recording Secretary. President D'Amato called the meeting to order at 3:05 p.m.

OWNERS' FORUM

None present

COMMITTEE REPORTS

Social

November 22, 2008 is set for the Charity Pancake Breakfast; cost is \$5.00 per person, and charity will be Santa's Sleigh.

A Par 3 golf tournament is scheduled for December 6, 2008.

Covenants

The covenants book and index is presently under review at the attorneys to ensure no changes to the covenants and therefore is only a guide and will not require vote from the community.

Board has approved a monthly fine of \$100.00 to repeat violators of the covenants concerning lawn maintenance. Letters will be sent giving the offenders ten (10) days to bring their home up to compliance and avoid the fine.

ARB – Homeowner to be invited to submit application along with an ARB approved color paint sample for shutters at the next ARB meeting scheduled for October 15, 2008. Failure to comply will result in fines.

Willbrook Blvd. – No report at this time.

B & G – Art Voltaire

ITEMS COMPLETED:

1. Removed rust at the back of hole # 9 again. Moved the zone to the first to run on the pump on Deacon with the thought that the well was low on the 6th zone and that's where the rust came from; the last zone now will be by the pump station on Deacon and there are no sidewalks there. Hope this works.
2. Repaired pump on Deacon, replaced foot valve and pump seal. Repaired the pump by Bob Thompson's on Tradition Club Drive, new foot valve and fixed leak. Repaired the pump by Confederate, lost prime, had to replace a valve and reprime appears to be ok; we caught a break on this one. Mike Welch from Mike's Well Drilling and pumps assisted on these repairs, not sure of cost as I don't have a bill as of today.
3. Installed with Jim Conway, new sign at front entrance to hopefully limit the u-turns, private property, etc. Repaired the old sign at the back gate for the same sign, will install when it comes in.
4. Rewrite landscape contract and review pool contract. Meeting about both items on Tuesday morning with Frank.

Approval of Minutes

Upon a motion by Bill Renault and seconded by Merry Cotton, the minutes of the August 28, 2008 Board meeting were approved as written.

Financial Report

Balance Sheet - Operating

The operating cash position was \$15,437.17 with an additional \$31,458.33 in savings money market, plus \$31,337.35 in savings CD.

Accounts Receivable Maintenance Assessments totaled \$1,025.00.

The ARB deposits were \$6,709.83.

The Petty Cash balance was \$500.00.

Statement of Operations Variances

Total operating revenues YTD actual were \$147,936.67 vs. budget \$147,880.00 for a positive variance of \$56.67.

Total operating expenses YTD actual were \$136,946.28 vs. budget \$148,879.00 for a positive variance of \$11,932.72.

Balance Sheet – Reserves

The restricted reserve account ended the month with a balance of \$358,775.74.

Upon a motion by Tom Ellison and seconded by Bill Renault, the August 2008 financials were accepted.

UNFINISHED BUSINESS

1. 74 acres of wetlands – Deeds are currently being filed on behalf of the Association.
2. Capital Improvement Task Force – Presentation is complete, Waccamaw High School will be the sight for two (2) town hall meetings, Tuesday, October 14 and Thursday, October 23 at 7:00 p.m. First letter of invitation will be sent out to the community on October 6, 2008.
3. Insurance – John Bartha to present quotes at the next meeting.
4. Clubhouse Expansion – Tabled until 2009.
5. 2009 Reserve Budget presented, and initial review of the 2009 Operating budget was conducted.
6. Reminder to the community that there will be two (2) seats up for election to the Board. Tom Ellison to Chair the nominating committee.

NEW BUSINESS

1. Ongoing discussion concerning school traffic, specifically motorist conducting “U” turns into the community. Signs will be ordered and placed.

NEXT MEETING

The next meeting is scheduled for Thursday, October 23, 2008, at 3:00 p.m.

ADJOURNMENT

Upon a motion by Tom Ellison, and seconded by Bill Renault, the meeting was adjourned at 6:40 p.m.

Laura Kniffin, CMCA, AMS
Recording Secretary

Approved:

Thomas Ellison, Secretary

Date Approved