

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
September 27, 2012**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, September 27, 2012, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:  
Frank D'Amato, President  
Thomas Ellison, Vice President  
David Rubin, Treasurer  
John Bartha, Secretary  
Merry Cotton, Director

Also present were Jeanette Renault, Covenants Committee, Ron Brugge, homeowner, Maxine Tache homeowner, Eugenia Marshall with Contract Exteriors 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** – Ms. Marshall addressed the Board regarding soliciting Tradition owners about use of Contract Exteriors to re-side their homes. Ms. Tache addressed the Board of Directors regarding her neighbor's lack of attention to his yard.

**III. Committee Reports**

A. Social – Nothing to Report.

B. Covenants Report – Ms. Renault advised that the owner at 55 Boatman Drive had not performed the required maintenance addressed in the violation letter from Kuester Management Group. If the owner does not comply by 12 October, 2012, a fine of \$50.00 will be applied to their account.

452 Tradition Club Drive – Ms. Renault advised that the owner had cleaned their sidewalk, however, their mailbox assembly needed to be repaired, there were vines covering the mail box post, and their gutter

pan needed to be cleaned of rust. Mr. McLeod will send a second violation notice to the owner.

C. ARB – Nothing to Report

D. Willbrook Blvd – Nothing to report.

E. Buildings and Ground - Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A to 9-27-12.

### **III. Approval of August 23, 2012, Minutes**

Upon a motion by Mr. Ellison, seconded by Mr. Rubin and unanimously accepted, the minutes for the August 23, 2012, meeting were approved as written.

Motion Passed

### **IV. Kuester Financial Report**

Upon a motion by Mr. Ellison, seconded by Mr. Bartha and unanimously accepted, the August 2012 financials were approved.

Motion passed.

### **V. Unfinished Business**

A. Historic Lane Drainage Improvement – Williams Enterprise is waiting for payment of two previous invoices for sinkhole work before starting this job.

B. ARB Issues and Fine Structure – Mr. McLeod will send correspondence to the attorney to remind him of the immediate need for an opinion on the fine structure language.

C. Record Keeping – Mr. D'Amato and Ms. Cotton will address this issue after the budget work is complete.

D. Well Drilling – This job is complete.

E. Tradition Club Drive Sinkhole – Mr. D'Amato contracted with Williams Enterprise to repair the sink holes. The work is nearly complete.

### **VI. New Business**

A. Tree Removal Request 203 Tradition Club Drive – Upon a motion by Mr. D'Amato, seconded by Mr. Rubin and unanimously accepted, the Board of Directors approved the owner's request to remove four trees.

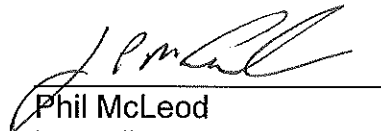
- B. Fall Flowers – Ms. Cotton presented several options on flower selection for the fall flowers. Ms. Cotton and Mr. Ellison will work with Mr. Herndon to select the fall flower type and number.
- C. Christmas Decorations – Ms. Cotton presented some options on new Christmas decorations for the property. The Board of Directors approved her options and thanked Ms. Cotton for her time and hard work.
- D. Pool Resurfacing – The final work on the pool is on schedule and should be completed by September 29, 2012.
- E. 2013 Budget - Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and unanimously accepted, the Board of Directors approved the 2013 budget
- F. Tradition Golf Course – Mr. Rubin recognized the donations that Tradition Golf Course had made to the Lung Cancer National Walk.

**Next Meeting**

The next regular BOD Meeting is scheduled for Thursday, October 25, 2012, at 3:00 p.m.

**Adjournment**

Upon a motion by Mr. D'Amato, seconded by Mr. Rubin and unanimously approved, the meeting was adjourned at 4:35 p.m.

  
Phil McLeod  
Recording Secretary

Accepted:

  
Frank D'Amato, President

  
Date Approved and Signed

# EXHIBIT A TO 9-27-12

## Tradition Building and Grounds Report

September 27, 2012

Alex Herndon

- Club house and guard house have been treated for insects.
- Pool repairs have begun.
- The property will be seeded for winter rye next week.
- Drain repairs on Historic are in the works as well as sink-hole repairs on Tradition Club Drive.