

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
October 1, 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 1, 2015 at 3:00 pm at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

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

Also present were Ron Brugge, Homeowner, Al Foderaro, Homeowner, Bill and Jeanette Renault, Covenants Committee, 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 – Mr. Foderaro briefed the Board of Directors on the status of 131 Cobblestone. Mrs. Renault provided a brief to the directors on 1728 Tradition Club Drive, 1565 Tradition Club Drive, and 12 Crab Trap. Mr. McLeod will attempt to contact the holding company that owns the property at 1728 Tradition Club Drive to advise the property needs to be maintained.

C. Willbrook Blvd – Nothing to Report.

D. ARB – Nothing to Report.

- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

#### **IV. Approval of August 27, 2015, Board of Director Meeting Minutes**

Upon a motion by Mr. Voltaire, seconded by Mr. Baughman and unanimously accepted, the minutes for the August 27, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

#### **V. Kuester Financial Report**

Upon a motion by Mr. Bartha, seconded by Mrs. Cotton and unanimously accepted, the financials for August 31, 2015, were approved as submitted.

Motion Passed

#### **VI. Unfinished Business**

- A. Volunteer Program – Mr. Bartha advised that some of the sign painting had been started, but had been delayed due to the rain.
- B. Christmas Lights – Mr. D'Amato advised that he had authorized reduction of some of the add-on lights and wreaths to reduce the price to \$4,984.29.
- C. Sidewalks – Mr. D'Amato advised that the Board of Director's direction to the ARB would require owners who are re-coating their driveway to apply a non-skid coating where the sidewalk crosses the driveway.
- D. AED Training – Mr. D'Amato is investigating using the Murrells Inlet Fire Department for training.

#### **VII. New Business**

- A. LBTS Security System – Litchfield by the Sea is investigating an upgrade to their security system that may raise assessments to the Tradition owners. The Board of Directors will continue to follow this issue.
- B. Landscaping - Mr. D'Amato briefed the directors on a maintenance list that he and Mr. Herndon developed for the fall and winter time frame.
- C. WNCPOA Meeting – The Waccamaw Neck Council of Property Owners Association has a meeting on October 16, 2015. Mr. D'Amato

asked the directors to notify him, if any of them want to attend this meeting.

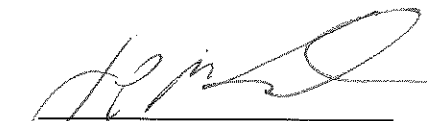
- D. Community Land Survey – This issue was tabled until the next meeting.
- E. Golf Course Drainage – Mr. D'Amato advised that the drainage by hole number 14 pond on the golf course is blocked. The golf course management is working on finding and clearing the outfall drain.
- F. Community Holiday Carol Sing – Mr. Franko is spearheading a Christmas carol sing at the clubhouse. The Board of Directors will support this event by purchasing food through the social committee budget.
- G. ARB Request 295 Deacon – The Board of Directors will go by the property and discuss the ARB request with the owner of the property.
- H. Pool Repair – The pool repair will require the vendor to empty pool. This will be delayed to allow the water table to drop.
- I. Attorney's Contract - Upon a motion by Mr. D'Amato, seconded by Mrs. Cotton and unanimously accepted, the Board of Directors approved the contract between Tradition and the law firm of McCabe, Trotter and Beverly.

### VIII. Next Meeting

- A. The next meeting is scheduled for Thursday October 22, 2015 at 3:00 pm.

### IX. Adjournment

Upon a motion by Mr. Voltaire, seconded by Mrs. Cotton and unanimously approved, the meeting was adjourned at 4:34 p.m.

  
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Phil McLeod  
Recording Secretary

Accepted:

  
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Frank D'Amato, President

10-22-15  
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Date Approved and Signed

EXHIBIT A TO 10-1-15 BOARD MEETING MINUTES

Tradition Club Building and Grounds Report

Alex Herndon

October 1, 2015

- Started taking out juniper at the back entrance. This project will continue through the winter.
- Prepping beds for fall flowers.
- Irrigation is off.
- Rye grass is ordered. AFTER THIS STORM,
- Fountain lights are back on.
- Paper good for the clubhouse have been purchased.
- PLANTED MUMS AT THE FRONT ENTRANCE