

**TRADITION AT WILLBROOK PLANTATION**  
**REGULAR SESSION OF THE BOARD OF DIRECTORS**  
**SEPTEMBER 26, 2019**

**MINUTES**

**I. Call to Order**

Chair D'Amato called the meeting to order at 3:29 PM. Members present were Frank D'Amato, Tim Mandroc, Richard Baughman and Debbie Moeller. John McLaughlin was not present. A quorum was established the meeting proceeded.

Also present was Lori Turner, Community Manager, representing Kuester Management; Bill and Jeanette Renault and Mr. Brugge.

**II. Open Forum for Homeowners**

There was a general discussion about beavers.

**III. Committee Reports**

**A. Social**

Ms. Moeller reported on the upcoming Christmas Committee and Decorations.

**B. Willbrook Boulevard**

No report

**C. ARB**

No report

**D. Building and Grounds**

See Attachment A

**IV. Approval of Minutes – August 22, 2019**

**There was a motion by Mr. Moeller and seconded by Mr. Baughman to accept the minutes, as amended. All were in favor and the motion carried.**

**V. Tradition Financial Report**

**A. Deposits**

Chair D'Amato gave Management \$50.00 in pool house rentals for deposit.

**B. Receipts**

Chair D'Amato gave management several receipts: \$21.30 for gas for the grill, \$16.92 for phone for the club house, a receipt for stop signs in the amount of \$342.00 and Carolina Electrical Solutions for \$350.00.

**C. Petty Cash Account**

No report

**D. Approve August Financials**

Mr. Baughman presented the financials for the period ending August 31, 2019 See Attachment B). There were general questions posed by the Board which were answered

to their satisfaction. **There was a motion by Ms. Moeller and seconded by Mr. Mandroc. All were in favor and the motion carried.**

**E. Phone Cable Accounts for Pool House**

Chair D'Amato reported that the new price for the phone, since switching to Spectrum will be \$110 and there will be no charge for cable.

**VI. Unfinished business**

**A. Sidewalk Repair**

Chair D'Amato reported that there was only one last repair.

**B. Sign repairs**

Chair D'Amato reported that the signs had arrived and the work was ongoing.

**C. Kings River Road Pond**

Chair D'Amato reported that the attorney has this and is working on it.

**D. Covenants/ARB Update**

Ms. Moeller stated that she is still working on this.

**E. Beavers**

Chair D'Amato reported that there is a plan in place to deal with the beavers.

**F. Community Center Water Supply**

Chair D'Amato reported the plan to reduce the water bills for the community.

**VII. New Business**

**A. Additional Drainage to Discovery and Basketmaker**

Chair D'Amato reported that there was flooding happening in these areas. He is currently awaiting an estimate from Coastal Asphalt.

**B. Process for adding new members to the ARB/Covenants (See attachment C)**

After reviewing the new process, there was a motion by Ms. Moeller and seconded by Mr. Baughman to accept the new process for adding new members to the ARB/Covenants committees. All were in favor and the motion carried.

**VIII. Next Board Meeting**

The next regular meeting of the board of directors will be held on October 24, 2019 at 3:15 PM.

**IX. Adjournment**

There being no further business before the board, there was a motion by **Mr. Baughman and seconded by Mr. Moeller to adjourn the meeting at 4:14 PM. All were in favor and the motion carried.**