

TRADITION AT WILLBROOK POA
TWENTY FOURTH ANNUAL MEMBERS MEETING

February 28, 2019

MINUTES

I. Call to Order

Chair D'Amato called the meeting to order at 5:05 PM

II. Introductions

Chair D'Amato introduced the board members: John Bartha, Brian Kramer, Debbie Moeller, and Dick Baughman.

Chair D'Amato also recognized Lori Turner, the new community manager with Kuester, Inc.

III. Annual Business

Mr. Baughman reported that he had received the Certificate of Mailing and it appeared to be in good order and requested that the Secretary file it with the minutes of the meeting.

Mr. Baughman reported that there were 17.7 percent of the membership present in person and 54.07 percent present by proxy, for a total of 71.77 percent of the membership present and a quorum had been reached.

Mr. Baughman opened the meeting for nominations from the floor for the Board of Directors. There being none, the floor was closed.

There was a motion from Mr. John McLaughlin to waive the reading of the minutes and accept them, as written. The motion was seconded by Francis Moeller from the floor. All were in favor and the motion carried.

IV. Committee Reports

- A. Social Report** – Report given by Ms. Moeller which the membership accepted as information.
- B. Architectural Review Board** – Report given by Mr. John McLaughlin which the membership accepted as information.
- C. Covenants Committee** – Report given by Jeanette Renault which the membership accepted as information.
- D. Litchfield Corridor Beautification Committee** – report given by Kathy MacSorley which the membership accepted as information.

- E. **Willbrook road Maintenance** – Report given by Frank D’Amato which the membership accepted as information.
- V. **Budget and Capital Improvements 2018**
Report given by Chair D’Amato, which the membership accepted as information.
- VI. **Audits for 2018**
Report given by Chair D’Amato which the membership accepted as information.
- VII. **Budget and Capital Improvements for 2019**
Report given by Chair D’Amato which the membership accepted as information.
- VIII. **Communications**
Report given by Chair D’Amato which the membership accepted as information.
- IX. **New Topics**
Report given by Chair D’Amato which the membership accepted as information.
- X. **Spectrum**
Report given by Chair D’Amato which the membership accepted as information.
- XI. **Questions and Comments**
- There was a question by Mr. Nicholas Riccio, 48 Heston Court, which recounted the accident where a vehicle had landed in a Traditions owned pond. Mr. Riccio asked if there could be something special done for the young men that went into the pond to rescue the gentleman inside the vehicle. Chair D’Amato explained that these young men were county employees and he would contact the county to see if some special recognition could be done.
 - Mr. Nicholas Riccio, 48 Heston Court, complained: with his former Spectrum service, if there was a complaint, Spectrum would take an amount off of his bill or offer him some type of remittance for the inconvenience. He states that he no longer gets that kind of service. Chair D’Amato stated that if it happened again, to please call him and he would try to get that taken care of.
 - Peter Caron, 68 Lowcountry Lane, asked how they could get drainage repairs in their area of the community. Chair D’Amato replied that they would take a look at the situation in that area.
 - There was a question from the floor asking what was the penalty for house swapping. Chair D’Amato replied that they would get a violation. He further stated that there would be a write up in the community paper regarding this issue.
 - Sandy Bunce asked if the Chair has asked to see the paperwork regarding the house swap that happened. Chair D’Amato replied that he immediately contacted the owners, who were in the Ukraine, and explained that this was unacceptable. The Chair further contacted the Association attorney who confirmed that it was illegal under the governing documents of the Association.

- There was a comment from the floor that a convex mirror could help on the rear entrance to make it safer for ingress and egress. Chair D'Amato said he would look into that.

XII. Adjournment

There being no further business before the Membership the meeting was adjourned at 6:31.