

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

---

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
April 22, 2010**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, April 22, 2010 at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:  
Frank D'Amato, President  
Tom Ellison, Vice President  
Bud Knittel, Secretary  
Merry Cotton, Director

Dave Rubin, Treasurer was absent.

Also present were homeowners Ron Brugge, Don Reed, John McLaughlin, Bill and Jeanette Renault. Art Voltaire, Buildings and Grounds and Laura Kniffin, Association Manager representing Kuester Management Group were also present. Laura Kniffin served as recording secretary.

Special presentation was made to the Board by attorney Chip Beverly with McCutchen, Mumford, Vaught, O'Dea and Geddie, P.A. concerning handling violations effectively. Appendix of presentation attached.

Upon an establishment of a quorum, the meeting was called to order at 3:10 p.m. by President Frank D'Amato.

**II. Open forum for Homeowners – None at this time.**

**III. Committee Reports**

**a. Social Committee** – Merry Cotton, see attached.

a. 4<sup>th</sup> Of July Golf – Tom Strasser – no report at this time.

**b. Covenants Committee** – Bill and Jeanette Renault

1. 1506 Tradition Club Drive, requested and was granted additional time to bring their property up to compliance.

2. There will be flyers printed and distributed concerning lawn clean up and the Garden Walk.

3. Athens publishing will no longer print the directory at no cost, as so many advertisers are now in the newsletter. Bill Renault presented the Board with alternatives and a sample option which can be printed by the association.

Upon a motion by Merry Cotton and seconded by Tom Ellison, approval was given to Bill Renault to publish the 2010 annual association directory.

**c. ARB – John McLaughlin**

1. 393 Tradition – deposits of \$100 (ARB Review), \$250. (Impact Deposit – refundable) and \$500. (Landscape Deposit – refundable) was received, for a sunroom addition.
2. Garage Doors – ARB will approve additional colors other than white. The board will approve the new policy.
3. Tree removal request received for 429 Tradition Club Dr. Board to review.

**d. Willbrook Blvd.**

1. Frank D’Amato issued the following concerns to Dave Philips.
  - a. Maintenance
  - b. Parking on property at the front entrance.
  - c. New sign for the Piggly Wiggly complex is not finished.

**e. B&G – Art Voltaire - see attached**

1. Staff openings – job descriptions presently being revised.

**VI. Approval of March 25, 2010 Minutes**

Upon a motion by Bud Knittel and seconded by Merry Cotton, the minutes for the March 25, 2010 meeting were approved as amended.

**V. KMG Financial Report**

Upon a motion by Frank D’Amato and seconded by Merry Cotton, the 2010 February financials were approved.

Upon a motion by Tom Ellison and seconded by Bud Knittel, the 2010 March financials were approved.

Frank D’Amato requested the following:

1. \$30,000. from checking account to be put into a CD, leaving \$23,543.21 in checking account, cash.
2. CIP money to be listed in the financials under income, and again as a reserve contribution.
3. CD’s are to be listed separately in the financials, and listed as reserve or operating, so that totals are separate.
4. Reserve expenses are not to be listed as operating expenses. Separate reserve budget showing contributions and expenses must be part of the monthly financials.

**VI. Unfinished Business**

- a. School traffic – Tabled till August, 2010.
- b. Clubhouse upgrades for 2010 – ongoing
- c. New pool deck furniture – complete
- d. Fire Hydrant Painting – in process
  1. New, larger “no u-turn” sign is up. In August, the Board will contact Police to patrol and write “ Trespassing” citations.

**VII. New Business**

- a. Rear entrance pond issues – No cracks, water levels presently being monitored.
- b. There is a necessity to keep the clubhouse restroom doors locked to prevent unauthorized use of clubhouse.

**VIII. Next Meeting**

- a. Next regular BOD Meeting is scheduled for Thursday, May 27, 2010 at 3:00 p.m. at the Clubhouse at Tradition of Willbrook Plantation in Litchfield, South Carolina.

**IX. Adjournment**

There being no further business before the Board, the meeting adjourned at 5:00 p.m.

\_\_\_\_\_  
Laura Kniffin, CMCA, AMS, PCAM  
Recording Secretary

Accepted:

\_\_\_\_\_  
Bud Knittel

\_\_\_\_\_  
Date Approved and Signed