

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
April 28, 2011**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, April 28, 2011, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President

Thomas Ellison, Vice President

John Bartha, Secretary

Merry Cotton, Director

Absent was David Rubin, Treasurer

Also present were Richard Nielsen, John McLaughlin, Alex Herndon, Phil McLeod and Penny Rose from Kuester Management Group. Ms. Rose served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 2:35 p.m. by President Frank D'Amato.

**II. Committee Reports**

**A. Social**

Ms. Cotton stated the community yard sale held on April 16<sup>th</sup> was a success. Many residents suggested a rain date for next year's sale. This discussion was tabled for a later date.

**B. Covenants**

Mr. D'Amato reported that 34 Deacon Drive has lights covering a palm tree in the yard. This is a violation of the ARC. Mr. D'Amato instructed Kuester to send a letter to the owner with request to correct this matter.

**C. ARB**

Mr. Reed – 1386 Tradition Club Drive was given permission to leave paint color of garage door as is.

D. Willbrook Blvd.

Mr. D'Amato stated paving for Willbrook Blvd. is scheduled for July or August, 2011.

E. B&G

Mr. Herndon reported the progress of the pine straw and gave an over-all building and grounds update.

### **III. Approval of March 24, 2011 Minutes**

Upon a motion by Mr. Ellison and seconded by Ms. Cotton, the minutes for the March 24, 2011, meeting were approved with the correction of address for Mr. Reed.

Motion passed.

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

Upon a motion by Mr. Bartha and seconded by Mr. Ellison, the March, 2011, financials were approved.

Mr. D'Amato advised Mr. McLeod to open a CD with \$50,000 from the reserve funds.

Motion passed.

### **V. Unfinished Business**

A. Fire Hydrant Painting - Fire hydrants continue to be painted by Mr. Reed.

B. Pool - The transition from chlorine sticks to liquid chlorine for the pool has been made. Approval from DHEC has been obtained.

C. AED Installation – AED have been installed in the ladies room at the pool house. The firehouse chief has started training on the operation.

A special thank you to Walter Murren for installing signs and other work performed in the community center.

D. Credit Card - Association credit cards for Mr. D'Amato and Mr. Herndon are expected to be mailed within seven to ten business days of meeting date.

E. Neighborhood Watch Program - Mr. Bartha plans to meet and discuss the Neighborhood Watch program and report back to the Board.

**VI. New Business**

A. Drainage – 47 Basketmaker Court, Mr. D’Amato has reviewed the drainage situation and found no issues at this time. Another inspection will be made after a heavy rain.

B. Pool phone – The outside, emergency phone was replaced in the pool area.

C. Garage door painting – Upon a motion by Mr. D’Amato and second by Mr. Bartha and unanimously approved the ARB documents for acceptable paint colors for garage doors was revised and attached as Exhibit A.

**Next Meeting**

The next regular BOD Meeting is scheduled for Thursday, May 26, 2011, at 3:00 p.m.

**Adjournment**

Upon a motion by Mr. Bartha, and seconded by Ms. Cotton and unanimously approved the meeting was adjourned at 4:40 p.m.

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Phil McLeod  
Recording Secretary

Accepted:

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Frank D’Amato, President

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Date Approved and Signed

(EXHIBIT A)

28 April 2011

**Garage Door Colors:**

**Although white doors are preferred, colored doors may be used if approved by the ARB.**

All garage doors must be one color.

For stucco homes - the color matches the color of the stucco.

For sided homes - the color matches the color of the siding.

For brick front homes - the color must match the color of the siding or the color of the front brick.

For homes that are entirely brick - the door must remain white.

**Approved by the Board of Directors on 28 April 2011.**