

TRADITION AT WILLBROOK
REGULAR MEETING OF THE BOARD OF DIRECTORS

AUGUST 22, 2019

MINUTES

I. Call to Order and Establishment of Quorum

Chair D'Amato called the meeting to order at 3:11 PM. All members were present and a quorum was established to move the meeting forward.

Also present was Alex Herndon, groundskeeper, and Lori Turner, Community Manager representing Kuester Management.

II. Open Forum for Homeowners

There was a general discussion concerning beaver activity within the community.

III. Committee Reports

1. Social

Ms. Moeller reported that the planning for the December Social was underway and it would be held on Friday, December 6, 2019

2. Willbrook Boulevard

No report

3. ARB

No report

4. Building and Grounds

(See Attachment A)

IV. Approval of Minutes – July 25, 2019

There was a motion by Mr. Baughman to accept the minutes, as written. The motion was duly seconded by Mr. Mandroc. All were in favor and the motion carried.

V. Tradition Financial Report

A. Deposits

Chair D'Amato gave management a check on the amount of Forty Dollars (\$40.00) for license plates.

B. Receipts

None

C. July Financial Report

Mr. Baughman presented the financials for the period ending July 31, 2019. There were general questions posed by the Board that were answered to their satisfaction. There was a **motion by Ms. Moeller and seconded by Mr. Mandroc** to approve the financial report. All were in favor and the motion carried.

D. Petty Cash Account

No report

E. Phone/Cable Accounts for Pool House

Chair D'Amato reported that he had been working with Spectrum to get this switched over to save money for the Association.

VI. Unfinished Business

A. Sidewalk Repair

Chair D'Amato reported that there was one final repair to be made.

B. Sign Repairs

Chair D'Amato reported that the new Stop Signs had arrived and requested that Management put the fee for signs in General Maintenance.

C. Kings River Road Pond

No Report.

D. Covenants/ARB Update

There will be an outline available in Septemeber

E. Pool Inspection

Chair D'Amato reported that they had received another DHEC inspection of the pool and, once again, there were no violations.

F. Beavers

Chair D'Amato reported that he and Alex would be meeting with US Fish and Wildlife regarding the beaver activity in the community.

VII. New Business

A. Community Center Water Supply

Chair D'Amato announced that there will be a change in the meter in the water supply to eliminate water leaks.

B. Pool House Fire Inspection

Chair D'Amato announced that there had been an inspection and no violations were found.

VIII. Next Board Meeting

The next meeting of the Board of Directors will be held on Thursday, September 26, 2019 at 3:15 PM.

IX. Adjournment

There was a motion by Mr. Mandroc and seconded by Ms. Moeller to adjourn the meeting at 4:38 PM. All were in favor and the motion carried.