

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
December 17, 2009**

**MINUTES**

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc. held their regularly scheduled meeting on Thursday, December 17, 2009 at the Tradition Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato  
Bill Renault  
Merry Cotton  
Tom Ellison

**ESTABLISHMENT OF QUORUM**

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association. Homeowners who were present were; Jeanette Renault, Ron Brugge, Bud Knittel, Dave Rubin, Maxine Tache, Danni Jennings, and Ed Werczynski. Mr Ron Eaglin, Director, was unable to attend this meeting. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 3:03 p.m., after having established a quorum.

**OPEN QUORUM FOR HOMEOWNERS**

Maxine Tache discussed a number of issues with the Board in regards to a neighbor's breach of the Covenants. She stated that the neighbor had numerous satellite dishes in their yard. She was asking that the Board try to resolve the issue. The Board informed Ms. Tache that satellite dishes were not a violation of the Covenants, but placement had to be approved by the ARB and that they had turned the matter over to the Architectural Review Committee to determine proper location of the satellite dishes.

Ms. Tache also wanted the Board to resolve the issues of the neighbor not removing the trash receptacle after the trash had been removed; ugly chairs being displayed in the front of the home all weekend; leaves not being raked or removed; a Santa that when not inflated just hangs on the front door; improper watering causing the area between the homes to have little or no grass; and finally, dead shrubs not removed and replaced. The Board stated they would look into all of her concerns and try to get the neighbor to comply.

Dani Jennings wanted the Board to look into trimming the trees in the neighbor's yard behind her. She had a patio room installed behind her home and she stated that the trees have grown so large that no air or sunlight can penetrate. She asked if she could trim the trees or have them removed. The Board stated that the Association was maintaining the lawn on that property and that the property is in foreclosure. Since the bank is the owner, the Board believes the bank will not support spending money to maintain the trees. The Board did say they would go look at the property and see what might be done.

## **COMMITTEE REPORTS**

### **SOCIAL**

The Par Three Golf Tournament was a big success with 98 individuals participating in the tournament and 104 participating in the dinner afterwards.

### **COVENANTS**

The ARB were asked to go to the construction on Deacon Drive and inform the contractor to install some sort of blockage to screen the HVAC equipment from view so as not to be seen from the street.

### **ARB**

See Covenants Committee report.

### **WILLBROOK BOULEVARD**

Dave Phillips, a resident of Tradition, was elected Chairman of the Willbrook Road District Committee. The Committee had a meeting with the County asking for improvements to Willbrook Road. The Georgetown County Council had a meeting placing Willbrook Road on the list of roads to be funded for improvement. There is no timeframe established for implementation of the improvements.

### **BUILDING AND GROUNDS**

See Exhibit A.

Ed Kemble stated that he received a bill from Pryor Landscaping for \$2,200.00 for December maintenance. Art Voltaire said he would contact Pryor to have them submit an invoice for the remainder of the monthly fee based on the fact that they had repaid their debt as of November and should therefore collect on the full invoice for December.

## **MINUTES**

Upon a motion by Mr. Bill Renault, seconded by Tom Ellison, and unanimously adopted, the Minutes of the November 19, 2009 Regular Board Meeting were approved as written.

## **FINANCIAL REPORT**

The Financial Report for the month of November 2009 had been previously sent to the Board. Upon a motion by Bill Renault, seconded by Merry Cotton, and unanimously approved, the Financial Report was adopted as written.

## **UNFINISHED BUSINESS**

Frank D'Amato will be purchasing, with the assistance of the Ricefields Homeowners' Association, Inc. Board of Directors, a new podium for the high school as a donation to the school for allowing the Associations to use the school for meetings. The school does not charge the association for use of the auditorium. The podium will contain an amplified speaker system and should be purchased prior to the annual meeting in February 2010 and will have a plaque denoting the donation from both homeowners' associations.

The two candidates who are running for Board seats were in attendance at the meeting. The two candidates are Dave Rubin and Bud Knittel.

The matter of security at the pool house has been tabled pending more information from the security company. The Coggins Security Company that would be doing the installation at the pool house found new equipment that should save the Association money for security equipment and ease the manner by which the system is activated and deactivated.

No new information has been received on the illegal U-turns at the entrance of Tradition. The Board determined to have Art Voltaire install a very obvious "No U-Turn" sign in that general vicinity in an effort to lessen the number of cars performing U-turns at the entrance.

The new management company should be accomplishing the mailings for the month today. Those individuals who use bank draft will not receive anything other than the standard letter and those who choose to pay monthly will receive a credit card type statement each month.

The Board determined to have a new storage area constructed by the side of the pool house. Upon a motion by Bill Renault, seconded by Merry Cotton, and unanimously approved, the construction of the storage unit, at a cost of \$16,700.00, will commence as soon as possible after the end of 2009.

**NEW BUSINESS**

Based on requests by the new management company, the budget was adjusted to remove the income item Community Association Income. The expense item remains and will be reduced as income is received. Upon a motion by Frank D'Amato, seconded by Merry Cotton, and unanimously approved, the Board voted to accept the amendment to the 2010 budget.

The 2010 Annual Meeting of the Tradition at Willbrook Plantation Homeowners Association Inc. will be February 23, 2010 at Waccamaw High School starting at 6:00 p.m.

The Board set the new meeting dates for all 12 months in 2010.

Frank D'Amato expressed a desire for Chicora to send the financials to the Auditor as soon as possible in January so that the Audit can be accomplished in time for the annual meeting.

**NEXT MEETING**

The next regularly scheduled meeting will be on Thursday, January 28, 2010 at 3:00 p.m. at the Clubhouse at Tradition in Litchfield, South Carolina.

**ADJOURNMENT**

There being no further business before the Board, the meeting adjourned at 4:40 p.m.

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Ed Kemble  
Recording Secretary

Accepted:

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Tom Ellison, Secretary

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Date Approved and Signed