

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
January 23, 2014**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, January 23, 2014 at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President

John Bartha, Secretary

Merry Cotton, Director

Absent were Arthur Voltaire, Treasurer

Thomas Ellison, Vice President

Also present were, Ron Brugge, homeowner, Scott Braunworth and Dick Baughman, homeowners, Alex Herndon, Buildings and Grounds Coordinator, and Phil McLeod from Kuester Management Group. Mr. McLeod served as Recording Secretary.

A quorum was established and President Frank D'Amato called the meeting to order at 3:00 p.m.

- II. Open Forum for Homeowners** – Mr. Baughman was present to attend the meeting and assist as a volunteer to the community. Mr. Braunworth attended to appeal to the Board of Directors to have covenant fines removed. The Board of Directors decided to table the issue until the Covenants Committee is present and can look at the property again.

**III. Committee Reports**

- A. Social – Garage Sale – The date will be set once the seal coating date is arranged.
- B. Covenants Report - No report.

- C. ARB Deposit – Mr. D’Amato presented checks for ARB deposits in the amount of \$1,400.00.
- D. Willbrook Blvd – Nothing to report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

**IV. Approval of December 19, 2013, Board of Director Meeting Minutes**

Upon a motion by Ms. Cotton, seconded by Mr. Bartha and unanimously accepted the minutes for the December 19, 2013, meeting of the Board of Directors were approved as submitted.

Motion Passed

**V. Kuester Financial Report**

Upon a motion by Mr. Bartha, seconded by Ms. Cotton, and unanimously accepted, the financials for December 31, 2013, were approved as submitted.

Upon a motion by Mr. D’Amato, seconded by Mr. Bartha and unanimously accepted, the Board of Directors approved expenses on the credit card for Peachtree Business Products in the amount of \$294.68 and The Social Garden in the amount of \$265.00.

Motion Passed

**VI. Unfinished Business**

- A. 2014 Meeting Schedule – The Board of Directors set the meeting dates for 2014.
- B. Estate Sale –The Board of Directors established rules for holding estate sales.
- C. Rust Removal – Mr. Herndon will continue with the rust removal.
- D. Pool Deck – The Board of Directors awarded the contract to Low Country Pools.
- E. Life Saving Classes – Mr. D’Amato will ask Mr. Melzer if he would provide a refresher course at the beginning of the year.

**VII. New Business**

- A. Sidewalk Repair – Mr. D’Amato advised that Coastal Asphalt will be demolishing and replacing sections of sidewalks that were buckling.

**Next Meeting**

- A. BOD Prep Meeting Tuesday February 25 at 1:00 pm
- B. Next BOD meeting, Thursday February 27 at 6:00 pm

**Adjournment**

Upon a motion by Ms. Cotton, seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 4:12 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