

TRADITIONS AT WILLBROOK PLANTATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 24, 2019

MINUTES

I. Call to Order and Establishment of Quorum

Chair D'Amato called the meeting to order at 3:10 PM. All members were present with the exception of Mr. John Bartha. A quorum was established and the meeting proceeded.

Also present, representing Kuester Management was Ms. Lori Turner, Community Manager.

Also present were homeowners Sam Lewis, Merry Cotton, Keith Hoile and John McLaughlin.

II. Open Forum for Homeowners

There were general comments and questions from the homeowners which were answered by the Board to their satisfaction.

III. Committee Reports

A. Social

Ms. Moeller presented a proposal to the Board regarding the updating of Christmas Decorations, for the community, for the year of 2019 (See Attachment A). Ms. Moeller also proposed a community wide garage sale for the month of May.

B. Willbrook Road

No report.

C. ARB

No report, due to no meeting in December.

D. B&G

(See Attachment B)

IV. Approval of Minutes – December 17, 2018

There was a **motion by Mr. Baughman and seconded by Ms. Moeller to accept the minutes of December 17, 2018, as written. All were in favor and the motion carried.**

V. Tradition Financial Report

Mr. Kramer presented the financial reports for the period ending November 30, 2018.

There was a **motion by Ms. Moeler and seconded by Mr. Kramer to accept the financials, as presented. All were in favor and the motion carried.**

Mr. Kramer presented the financial report for the period ending December 31, 2018. He noted several exceptions, including the need to reclassify one expenditure related to road

work. He also noted that the handling of the CD in December should have reflected differently in the financials. Management was requested to correct these errors. There was a **motion by Ms. Moeller and seconded by Mr. Baughman to accept the December financials, as amended. All were in favor and the motion carried.**

VI. Unfinished business

A. Drainage Repairs

Chair D'Amato reported on several ongoing projects and noted that new projects have appeared. These will be fixed in the coming year.

B. Sign Repairs – Stop Signs – Back Entrance

Mr. D'Amato gave an update as to what signs needed repair/replacement. The community would assist with these projects.

C. Spectrum Update

Chair D'Amato gave a report on the growing pains associated with the new contract, but noted that homeowners, overall, were happy with the new contract.

D. Covenants/ARB Update

Ms. Moeller gave a report.

E. Kings River Road – Oatland Pond

This item remains tabled.

F. Filing of Rules and Regulations with Georgetown County

Chair D'Amato reported that management was able to file all documents with the office of the Registrar in Georgetown County and copies were in the packets of the board members.

G. Other

Chair D'Amato noted that the Board had neglected to give Mr. Herndon his Christmas bonus and requested that management send him a check in the amount of Seven Hundred Fifty Dollars (\$750.00)

VII. New Business

A. Community Mailing – Proxy and Directors

Chair D'Amato gave management a copy of the letter to be sent to the homeowners as Notice of their Annual Members Meeting, two resumes of the homeowners which would be running for the upcoming vacancies on the Board of Directors and shared the changes that would be needed on the Proxy Cards.

B. Prep Meeting

The prep meeting for the Annual Members Meeting will be Thursday, February 21, 2019 at 9:30 AM.

VIII. Next Meeting

The meeting of the Board of Directors will be the Prep Meeting for the Annual Members Meeting on Thursday, February 21, 2019. The Board requested that management also provide the minutes from this meeting and the financials for the period ending January 31, 2019 for their review.

IX. Adjournment

There being no other business before the Board, there was a **motion by Ms. Moeller and seconded by Mr. Baughman to adjourn the meeting at 5:05 PM. All were in favor and the motion carried.**

Minutes Accepted: Frank D'Amato

Date