

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
July 22, 2010**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, July 22, 2010 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:
Frank D'Amato, President
Tom Ellison, Vice President
John Bartha, Director

Dave Rubin, Treasurer and Merry Cotton, Director were absent.

Also present were homeowners Ron Brugge and Jeanette Renault. Alex Herndon on behalf of Buildings and Grounds, along with Laura Kniffin, Association Manager representing Kuester Management Group were also present. Laura Kniffin served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:05 p.m. By President Frank D'Amato.

The Board of Directors welcomed John Bartha to the board.

II. Open forum for Homeowners – None at this time.

III. Committee Reports

a. Social Committee

- a. Jazz Concert – Scheduled for Friday, August 6 at 7:00 p.m.

b. Covenants Committee – Jeanette Renault

- 1. Laura Kniffin will contact legal council Kim Campbell for clarification on violation letters and time elements.

c. ARB – Frank D'Amato

Laura Kniffin prepared a spreadsheet detailing deposits and refunds. John McLaughlin and Frank D'Amato are in the process of reviewing and modifying.

c. Willbrook Blvd. – Frank D'Amato

- a. The DOT is contributing \$260,000 to repave Kings River Rd. Mr. D'Amato has contacted Jerry Oakley to ask how this repair will affect the planned bike path.

d. B&G – Alex Herndon – Exhibit A

- a. A request has been made for an additional tennis screen. Mr. Herndon to contact Art Voltaire for the supplier's name.
- b. Umbrellas still not being closed at the pool.
- c. \$550.00, is approved for removal and hauling of Junipers at the rear entrance.

VI. Approval of June 24, 2010 Minutes

Upon a motion by Frank D'Amato and seconded by Tom Ellison, the minutes for the June 24, 2010 meeting were approved as written.
Motion passed.

V. KMG Financial Report – Exhibit B (May and June Variance Report)

Upon a motion by John Bartha and seconded by Tom Ellison, the May and June 2010 financials were approved.
Motion passed.

VI. Unfinished Business

- a. School traffic – Tabled till August, 2010.
- b. Clubhouse upgrades for 2010 – ongoing. All furniture has been ordered.
- c. Fire Hydrant Painting – ongoing.
- d. Rear Entrance – Sink hole waiting for blacktop.
- e. Clubhouse security cameras – Tabled
- f. Street Repairs - Completed

VII. New Business

- a. Newsletter – On the web site.

VIII. Next Meeting

- a. Next regular BOD Meeting is scheduled for Thursday, August 26, 2010 at 3:00 p.m. at the Clubhouse at Tradition of Willbrook Plantation in Litchfield, South Carolina.

IX. Adjournment

Upon a motion by John Bartha and seconded Tom Ellison the meeting was adjourned at 4:40 p.m.

Laura Kniffin, CMCA, AMS, PCAM
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed