

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**MARCH 26, 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, March 26, 2009 at 2:30 p.m. at the Clubhouse. The following members of the Board were present:

**Frank D'Amato  
Bill Renault  
Ron Eaglin  
Tom Ellison  
Merry Cotton**

Also present were Art Voltaire, Building and Grounds Chairman, Ed Kemble of Chicora Development, Managing Agent of the Association. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 2:30 p.m.

**OWNERS' FORUM**

One owner was present. Karen Richards, 41 Boatman Drive, asked if anything could be done about the open drain on or near her property. It was explained to Ms. Richards that these were standard drains and there were nearly 200 on the entire property. President D'Amato will discuss with the drain installer to determine need to block entrances.

**COMMITTEE REPORTS**

**Social Committee**

**Merry Cotton** - The garage sale will be held on May 2, 2009. Flyers will be sent out on April 2, 2009.

**Ron Eaglin** - Ron asked the Board if there would be any interest in having an expert on the Revolutionary War and more specifically, Francis Marion, speak. The Board agreed and a date will be set.

## **Covenants – Bill Renault**

Mrs. Jacobucci has volunteered to be on the Covenants Committee.

## **ARB**

Color chips have been provided for residents to meet ARB guidelines.

**Willbrook Blvd.** - To date, there has been no reply from Georgetown County as to their involvement in repaving Willbrook Rd.

## **B & G – Art Voltaire**

(Exhibit A)

## **Approval of Annual Meeting Minutes**

Upon a motion by Tom Ellison and seconded by Bill Renault, the Annual Meeting Minutes, although not official, were approved for placement on the Web.

## **Financial Report**

The financial report for February was accepted as submitted.

## **UNFINISHED BUSINESS**

Covenant Review – President Frank D’Amato and Bill Renault will meet with the attorney to get a decision on the Covenant changes that have been proposed.

The “hold harmless” form has been completed by President D’Amato.

Pool Drains are in and waiting warmer weather to install.

Patchwork previously approved was accomplished for a cost of \$3,925.00.

Operating expenses are up; Ed Kemble to determine why.

## **NEW BUSINESS**

Requesting help from Georgetown County Police to stop u-turns at entrance to Tradition.

Ed Kemble to contact Media Specialist at Waccamaw High School to look into the feasibility of buying microphones for the Association to have for Annual Meetings and other functions. Also, Ed Kemble to look into cost of podium.

Members of the Board were reminded to remind residents of the CIP assessment when selling a home.

Newsletter is now on-line and is being printed.

Phone Book publishing is late due to publisher being unable to get sponsors to place advertisements. Bill Renault gave the publisher a deadline of the end of April to have the book published.

A suggestion was made to have the Fire Department provide a fire extinguisher seminar. A date is to be provided.

Flowers for common areas are now out for bid.

### **NEXT MEETING**

The next meeting is scheduled for Thursday, April 23, 2009, at 3:00 p.m.

### **ADJOURNMENT**

Upon a motion by Ron Eaglin and seconded by Tom Ellison, the meeting was adjourned at 4:00 p.m.

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Ed Kemble  
Recording Secretary

Approved:

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Thomas Ellison, Secretary

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Date Approved