

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
March 24, 2011**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, March 24, 2011, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Thomas Ellison, Vice President

John Bartha, Secretary

David Rubin, Treasurer

Merry Cotton, Director

Also present were Bill Renault, Penny Pikaart, Maxine Tache, Mr. & Mrs. Donald Reed, Ron Brugge, Alex Herndon, Phil McLeod and Penny Rose from Kuester Management Group. Phil McLeod 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.

II. Open forum for Homeowners

Ms. Tache, 41 Low Country Lane - stated the condition of neighboring yard (55 Low Country Lane) continues to be an issue. Mr. D'Amato directed Mr. Herndon to go on Monday, March 28th with his crew to clean up and charge the owner.

Ms. Pikaart, 47 Basket Maker Court - stated she is having drainage problems in the back of her house. Mr. D'Amato and Mr. Herndon will check out the situation after the next heavy rain to determine the cause.

Mr. Reed, 54 Patriot Lane - stated he had painted his garage door a color that was approved by the ARB and is now being told it is the wrong color. Mr. D'Amato is to discuss this with the ARB.

Mr. Renault, 36 Cobblestone Drive - stated the renters in the house next door had an unauthorized yard sale. Mr. D'Amato suggested a statement be added to the newsletter and website regarding no yard sales.

III. Committee Reports

A. Social – Garage sale

Ms. Cotton stated that she had received a good response regarding the community yard sale which is set for April 16th. Signs will be placed at the entrance of the community.

B. Covenants

Mr. Renault stated a manhole at 706 Tradition Club Drive has rusted and is in need of cleaning and painting. Mr. Herndon suggested using Ospho to clean the rust before painting. Mr. D'Amato is to determine if the rust is from the owners sprinkler system. If so, the owner will be charged for the repair.

Mr. Renault stated that the ARB needs to review the guidelines for the acceptable paint colors for garage doors. Mr. D'Amato listed paint colors and stated he will discuss approved colors with the ARB.

C. ARB

Mr. D'Amato reported that the Sandfiddler house is near completion.

D. Willbrook Blvd.

Mr. D'Amato stated that the bike path is behind schedule but should be completed by spring.

Potholes are still a major issue for Willbrook Blvd.

E. B&G

Mr. Herndon stated the property has been fertilized and mulch is being put down.

IV. Approval of February 17, 2011 Minutes

Upon a motion by Mr. Rubin and seconded by Mr. Bartha, the minutes for the February 17, 2011 meeting were approved as submitted.

Motion passed.

V. Kuester Financial Report

Upon a motion by Mr. Ellison and seconded by Mr. Rubin, the February, 2011 financials were approved.

Motion passed.

VI. Unfinished Business

Fire hydrants continue to be painted by Mr. Reed.

Pool transition from chlorine sticks to liquid chlorine is in process. Approval from DHEC is being obtained.

AED has been installed in the ladies room at the pool house. The firehouse chief will be training on use of AED. No date has been set at this time.

Association credit cards are being obtained for both Mr. D'Amato and Mr. Herndon.

VII. New Business

A. Summer landscaping & pool preparation – Mr. Herndon reported that approval form DHEC for chlorinator is in process. High pressure cleaning of the pool area and repainting of deck will begin once the pollen has declined.

B. Investigate Neighborhood Watch program with Sheriffs office – Mr. Bartha volunteered to obtain Neighborhood Watch program information and report back to the Board.

C. New tennis net & screening purchased – Mr. Herndon reported that the tennis net has been replaced and new roller pads have arrived for the tennis court. Wind screens are in and will be put up this weekend.

VIII. Next Meeting

The next regular BOD Meeting is scheduled for Thursday, April 28, 2011 at 3:00 p.m.

Adjournment

Upon a motion by Mr. Ellison, and seconded by Ms. Cotton and unanimously approved the meeting was adjourned at 4:55 p.m.

Phil McLeod
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed