

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
November 18, 2010**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, November 18, 2010 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Dave Rubin, Treasurer

Merry Cotton, Director

John Bartha, Director

Absent was Tom Ellison, Vice President.

Also present were homeowners Don Reed, Ron Brugge, Jeanette and Bill Renault with the Covenants Committee, Laura Kniffin, Association Manager and Phil McLeod from Kuester Management Group. Laura Kniffin served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:01 p.m. by President Frank D'Amato.

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

III. Committee Reports

a. Social Committee

- a. Par 3, December 12, 2010. John McLaughlin and Dale Guzlas have taken over this event. The Board thanked Merry Cotton for getting it started. Flyers will be posted at the golf club and on the websites. Check requests were made per the following:
 - i. \$912.00 – Tradition Golf Club – food deposit
 - ii. \$1,080 – Tradition Golf Club – golf deposit
 - iii. \$320. (total for the following \$108, \$40, \$20, \$152) – miscellaneous cash prizes
- b. Frank D'Amato reported that the annual pancake breakfast, held on November 6, 2010 at the clubhouse served over 123 people and raised over \$800.00 for charity. This years charity is "Wounded Warriors".

c. Covenants Committee

1. Fine letter has been requested for non compliance, landscape maintenance – 114 Boatmen.
2. Ongoing discussion concerning flag bracket guidelines. Laura Kniffin to contact legal council concerning multiple flag brackets, flags and clarification on “offensive.”

d. ARB

1. 1633 Tradition Club Drive – Tree removal has been approved as requested.
2. 1617 Tradition Club Drive – Tree removal has been approved as requested.

e. Willbrook Blvd. – Opening on Committee, annual meeting scheduled for December 2, 2010 at the Tradition Pool House.

f. B&G – Alex Herndon – Exhibit A.

Mr. Herndon also reported that BFPE has conducted a fire inspection of the Clubhouse and a copy of the report will be given to management and the Board. Georgetown Water and Sewer have been notified concerning a strong odor coming from the pump station at the rear entrance.

VI. Approval of October 28, 2010 Minutes

Upon a motion by Merry Cotton and seconded by Dave Rubin, the minutes for the October 28, 2010 meeting were approved as corrected.

V. Kuester Financial Report

Upon a motion by John Bartha and a second by Dave Rubin, the October 2010 financials were approved.

VI. Unfinished Business

- a. School Traffic – There have been five (5) tickets issued by off duty policeman for failure to abide by the “No U Turn” at the main entrance. Residents in the area reported that traffic has dropped.
- b. Fire Hydrant Painting – Ongoing, will be completed in the spring when temperatures warm up. The Board again thanked Mr. Don Reed who has volunteered to do this task.
- c. Board opening – February 2011. Merry Cotton’s term is up. Mrs. Cotton will advise the Board if she will run again soon.
- d. Purchase of AED for clubhouse. The AED will be installed in the ladies restroom. Already thirty (30) residents are trained in the use of the AED. Signs will be ordered.

VII. New Business

- a. December mailing – Call for Candidates, will include Presidents letter, 2011 budget and self addressed stamped postcard requesting homeowner information and email addresses.
- b. Insurance - John Bartha to review policy.

VIII. Next Meeting

- a. Next regular BOD Meeting is scheduled for Thursday December 16, 2010 3:00 p.m.

IX. Adjournment

Upon a motion by Dave Rubin and seconded by Merry Cotton the meeting was adjourned at 4:05 p.m.

Laura Kniffin
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed