

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 22, 2009**

MINUTES

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc. held their meeting on Thursday, October 22, 2009, at the Tradition Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato
Bill Renault
Tom Ellison
Merry Cotton

ESTABLISHMENT OF QUORUM

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association, and Mr. Ron Brugge, homeowner. Mr. Ron Eaglin, Director, was not present for this meeting. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 3:02 p.m., after having established a quorum.

COMMITTEE REPORTS

SOCIAL

A par three golf tournament will be held at the Tradition Golf Club on December 6, 2009, in the afternoon, and will cost \$10 per player.

There will be a charity pancake dinner at the Clubhouse, possibly on November 7, 2009, from 8 a.m. to 11 a.m. Ed Kemble was instructed to pay Ron Eaglin the sum of \$106.00 as a reimbursement for printing costs for the events.

COVENANTS

Mr. Auerbach's property at 55 Boatman Drive is still in disarray. Frank D'Amato and Tom Ellison stated they would like to go back and discuss the issue with the resident. No action to be taken at this time.

WILLBROOK BOULEVARD

No new issues at this time.

BUILDING AND GROUNDS

See Exhibit A.

MINUTES

Upon a motion by Mr. Bill Renault, seconded by Tom Ellison, and unanimously adopted, the Minutes of the September 29, 2009 Regular Board Meeting were approved as written.

FINANCIAL REPORT

The financial report for the month of September 2009 had been previously sent to the Board. Upon a motion by Bill Renault, seconded by Merry Cotton, and unanimously approved, the financial report was adopted as written. The arrears report was absent from the financial package and Ed Kemble was asked to send the arrears report as soon as possible.

UNFINISHED BUSINESS

Frank D'Amato showed the Board the type of podium and sound system he wants to purchase for meetings and clubhouse use. The Board agreed to allow Frank to go forward with the podium purchase. Frank also wanted Board permission to proceed with the purchase of the podium and microphone for the school and the Board approved. He did state that Ricefield's and Heritage Homeowners Associations were discussing cost sharing with Tradition since they all use the school for meetings.

Frank D'Amato has discussed the illegal U-turns accomplished at the entrance to Tradition by parents unloading/loading children at the school. The police want to have the opportunity to stop the action and indicated they would work on the problem in lieu of the Association purchasing the services of an off-duty police officer.

There are two applications for the open Board seats for this year's election of Directors. Frank asked the Board to inform him if any others would like to vie for a seat on the Board.

NEW BUSINESS

The Clubhouse was broken into on October 21, 2009. The TV was stolen after the thieves broke a side window to make entry. Frank D'Amato made a request to install an alarm system at the Clubhouse. Upon a motion by Bill Renault, seconded by Merry Cotton, and passed with a 3 in favor and one opposed vote by Tom Ellison, a proposal to install an alarm system at the Clubhouse was approved.

The 2010 budget was approved as submitted. The new assessment rate is \$57.00 per month, versus \$54.00 per month in 2009. Upon a motion by Bill Renault, seconded by Tom Ellison and unanimously approved, the 2010 budget was adopted.

Frank D'Amato suggested a concrete slab be poured near the clubhouse to facilitate placing a storage shed on the property. The shed would primarily be used to store tables and chairs used in the clubhouse.

An interior decorator has been asked to look at the clubhouse to determine best décor. The Board would like to concentrate on the Clubhouse improvements in the upcoming year.

The new management company will be sending out the mass mailings to the members to introduce themselves and gather information for payment of dues.

NEXT MEETING

The next regularly scheduled meeting will be on November 19, 2009 at 3:00 p.m. at the Clubhouse at Tradition in Litchfield, South Carolina.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 4:30 p.m.

Ed Kemble
Recording Secretary

Accepted:

Tom Ellison, Secretary

Date Approved and Signed