

TRADITION AT WILLBROOK PLANTATION
REGULAR MEETING OF THE BOARD OF DIRECTORS

OCTOBER 24, 2019

MINUTES

I. Call to Order and Establishment of Quorum

Chair D'Amato called the meeting to Order at 2:57 PM. Members present were Frank D'Amato, Debbie Moeller, John McLaughlin, and Richard Baughman. Tim Mandroc was not present. A quorum was established and the meeting proceeded.

Also present was Lori Turner, Community Manager, representing Kuester Management.

II. Open Forum for Homeowners

Mr. Ron Brugge was present

Mr. Dave Phillips requested consideration to painting the color of the street signs to the same color of mailboxes.

III. Committee Reports

A. Social – Christmas Party on December 6, 2019.

Ms. Moeller reported on the upcoming activities of the Christmas Decorating and Party. There were general questions posed by the Board, which were answered to their satisfaction and the report was accepted as information.

B. Willbrook Boulevard

Mr. Phillips reported that there would be no increase in assessments, resurfacing of the final phase of bike path would occur the following week and that the fountain at Hampton Inn was not working.

C. ARB

No report.

D. Building and Grounds

Mr. Alex Herndon gave a report for the previous month's work. There were general questions posed by the Board, which were answered to their satisfaction. The report was accepted as information.

IV. Approval of Minutes – September 26, 2019

There was a motion by Ms. Moeller and seconded by Mr. McLaughlin to accept the minutes of September 26, 2019 with corrections. All were in favor and the motion carried.

V. Tradition Financial Report

A. Deposits – License Plates Fifty Dollars (\$50.00)

B. Receipts

1. J. Manze Plumbing \$240.00
2. Mindful Pest and Property Solutions \$1500.00

C. Petty Cash Account

No action taken.

D. Approve Financial Reports

Mr. Baughman reported that there had been some questions regarding the financials of September and he had been in contact with Mr. Chris Chaffin to understand the answers. Mr. Baughman recommended tabling the financials until those questions could be answered. **There was a motion by Ms. Moeller and seconded by Mr. McLaughlin to table the September financial report until Mr. Baughman's questions could be answered.**

VI. Unfinished Business

A. Sidewalk Repair

Chair D'Amato reported that there was one more repair to be done.

B. Sign Repairs

Chair D'Amato reported that the stop signs had arrived and installation will begin.

C. Kings River Road – Oatland Pond

Chair D'Amato reported that they are still waiting on attorney.

D. Covenants/ARB Update

Ms. Moeller reported that the full schedule will be available at the next meeting.

E. Beavers

Chair D'Amato gave an update on the beaver situation.

F. Community Center Water Issues

This project has been completed.

G. Fire System Pool House

The board requested that there be a GL account in the 2020 budget to reflect monitoring contract.

H. Additional Drainage to Discovery and Basketmaker

There was a motion by Ms. Moeller and seconded by Mr. Baughman to accept the proposals of Coastal Asphalt.

VII. New Business

No action taken.

VIII. Next Meeting

The next regular meeting of the Board of Directors will be held on November 21, 2019 at 3:15 PM.

IX. Adjournment

There was a **motion by Ms. Moeller and seconded by Mr. Baughman to adjourn the meeting at 4:11 PM. All were in favor and the motion carried.**