

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
September 29, 2009**

MINUTES

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc. held their regularly scheduled meeting on Tuesday September 29, 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
Ron Eaglin

ESTABLISHMENT OF QUORUM

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association, and Mr. Ron Brugge, homeowner. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 3:03 p.m., after having established a quorum.

SPECIAL PRESENTATION

Mr. Alex Herndon spoke to the board about assuming the job of landscaper at Tradition. The Board spoke to Mr. Herndon and upon a motion by Merry Cotton, seconded by Bill Renault, and unanimously adopted, the Board approved the hiring of Mr. Herndon as landscaper for the 2010 season.

MINUTES

Upon a motion by Mr. Bill Renault, seconded by Tom Ellison, and unanimously adopted, the Minutes of the August 27, 2009 Regular Board Meeting were approved as written.

FINANCIAL AND COMMITTEE REPORTS

FINANCIAL REPORT

The financial report for the month of July 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.

SOCIAL

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

Dr. Jim Rex cancelled his speaking engagement at Tradition citing conflicting schedules.

There will be a charity pancake dinner possibly on November 7, 2009 from 8 a.m. to 11 a.m. at the Tradition clubhouse.

COVENANTS

Several issues were mentioned:

Mr. Auerbach's property at 55 Boatman drive is still in disarray. Ed Kemble to send letter indicating non-compliance would result in a fine.

The bag worms are still around in great numbers at 131 Cobblestone Dr. the Board instructed Ed to send a letter with non-compliance resulting in a fine.

WILLBROOK BOULEVARD

The sign for the front of the Piggly Wiggly plaza entrance has been approved. The sign will be 17 feet high. There were many objections made to the installation of this sign by Tradition Board members.

Dave Phillips wants to be nominated again to serve on the Willbrook Road District Board. Frank D'Amato will send letter recommending Dave to be installed as President of the Willbrook Road District Board. There are 5 candidates for 4 positions and Mr. D'Amato would like Tradition owners to get behind Dave.

BUILDING AND GROUNDS

See Exhibit A.

UNFINISHED BUSINESS

The 2010 Budget planning meeting will be conducted on October 5, 2009, at 9:00a.m. in the Tradition clubhouse.

Ed Kemble was instructed to have the operating portion of the budget complete for the next regularly scheduled meeting of the Board of Directors on September 29, 2009 at 3:00 p.m. at the Clubhouse. The budget was prepared, however the Board wanted several line items added.

The purchase of audio equipment will be delayed until both Rice Fields and Heritage Presidents meet with Frank D'Amato. They are going to combine and purchase needed items for the school.

NEW BUSINESS

Two Board seats will be contended for with Bill Renault and Ron Eaglin's terms ending. October 22, 2009 is the deadline for nominees.

The landscaping contract for 2010 was awarded to Alex Herndon Landscaping.

Landscaping for fall will be accomplished in October 2009.

NEXT MEETING

The next regularly scheduled meeting will be on October 22, 2009 at 3:00 p.m. at the Clubhouse at Tradition in Litchfield, South Carolina.

ADJOURNMENT

There being no further business for the Board, the meeting adjourned at 5:10 p.m.

Ed Kemble
Recording Secretary

Accepted:

Tom Ellison, Secretary

Date Approved and Signed