

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

**TWENTIETH ANNUAL MEMBERS MEETING
FEBRUARY 24, 2015**

MINUTES

Pursuant to the call, The Board of Directors for Tradition at Willbrook Plantation, POA held the Twentieth Annual Members' Meeting on Tuesday, February 24, 2015, at the Litchfield Beach and Golf Resort, 14276 Ocean Highway, Pawley's Island, SC 29585.

The following people, Directors of the Association, were present in the person:

Frank D'Amato – President
John Bartha – Secretary
Arthur Voltaire - Treasurer
Merry Cotton – Director

Thomas Ellison – Vice President was absent

Mr. D'Amato served as Chairman of the meeting. Also present were Alex Herndon, Building & Grounds Manager, Vince Franco, Web Master for the Association, and Phil McLeod, Association Manager, Agent for the Association. Mr. McLeod served as Recording Secretary. Mr. Bartha served as Proxy Agent.

Welcome

Mr. D'Amato called the meeting to order at 4:30 p.m. He welcomed all members and introduced members of the Board of Directors, as well as the staff of Kuester Management Group.

Formal Opening of the Twentieth Annual Members Meeting

Mr. D'Amato opened the meeting and explained that the primary reason for the meeting was to elect Directors and to vote on the Tax Resolution. Mr. D'Amato surrendered the floor to Mr. Bartha.

Roll Call and Certification of Proxies

Mr. Bartha announced that a quorum was present in accordance with the By-Laws, Article III, Section 4. The figures were as follows:

Present in Person 18%

Present by Proxy	<u>48%</u>
Total	66%

Examination of Proof of Mailing

Mr. Bartha examined the Proof of Mailing. Mr. D'Amato instructed the Secretary to file the Proof of Mailing with the official minutes of the meeting along with a sample of the Notice that was disseminated to the members.

Election of Directors/Tax Resolution – Results

A. Mr. Bartha explained the main purpose of the meeting is the election of directors for 2015. At this meeting that it is necessary to elect two (2) Directors. The term of the directors elected shall be three years. The persons now serving on the Board whose terms are expiring are:

Frank D'Amato

Tom Ellison

B. The homeowners who desire to serve on the Board, if elected are:

Frank D'Amato

Tom Ellison

The Chairman opened the floor to additional nominations. Hearing no nominations, the Chairman asked for a motion (and a second) that the nomination be closed. A motion was made by Mr. Deconcillis, second by Mr. Bossert and unanimously approved.

The Chairman then instructed the Proxy Agent to cast a single ballot representing the entire membership present in person and by proxy, thereby electing the slate of nominees by acclamation.

By acclamation, Frank D'Amato and Tom Ellison were elected to a three year term on the Tradition at Willbrook Plantation Board of Directors.

Tax Resolution

A brief discussion of the Tax Resolution was given by Mr. Bartha. A motion for approval of the Tax Resolution was made by Mr. Stewart, seconded by Ms. Philips and unanimously accepted.

Reading of the Minutes of the Nineteenth Annual Members' Meeting

MOTION Mr. Renault – made a motion to waive the reading of the minutes and accept them as written.
SECOND Ms. Lewis – seconded the motion.
VOTE Unanimous

MOTION CARRIED

Committee Reports

- I. Social Report
Merry Cotton provided a presentation on the social activities and described the garage sale process. Mrs. Cotton thanked the volunteers who helped with the garage sale.
- II. Architectural Review Board
Mr. Civitarese thanked the ARB committee for their hard work and service to the Tradition community. He also announced an opening and asked for a volunteer to fill the fifth seat on the committee. Mr. Civitarese provided a briefing on the ARB activities which accounted for 156 permits.
- III. Covenants Committee
Jeanette Renault introduced the members of the committee and thanked those members for their hard work. Mrs. Renault advised that if any owners had questions regarding covenants violations they can call anyone on the committee for answers.
- IV. Litchfield Corridor Beautification Committee
Kathy MacSorley presented a report on the Litchfield Corridor Beautification. Mrs. MacSorley described several of the maintenance efforts that are underway or soon to be started.
- V. Willbrook Road Maintenance
Mr. D'Amato reported on the Willbrook Road Association and described some of the items that the Association covers.

Association Reports

Budget and Capital Improvements 2014 – Mr. D'Amato listed the capital improvement projects accomplished in 2014.

Audit 2014 – Mr. D'Amato reviewed the operating revenues and expenses for 2014. Upon a motion by Mr. Renault, seconded by Mr. MacSorley and unanimously accepted, the 2014 audit was approved by the members.

Budget and Capital Improvements 2015 – Mr. D’Amato provided an update on the 2015 Budget and announced there was no assessment increase for 2015. Mr. D’Amato also described the seal coating project scheduled for 2015.

Communications – Mr. D’Amato advised that an updated owner’s directory will be coming out in a few weeks and thanked Mr. Phillips for managing the directory. Mr. D’Amato also described the newsletter and thanked Mrs. McLaughlin for editing the newsletter and thanked Mr. Renault for his efforts in collecting advertisement income. Mr. D’Amato introduced Mr. Vince Franco and discussed the Tradition website as well as broadcast communications.

Unfinished Business

There was no unfinished business brought before the members.

New Business

Shredding Services - Mr. D’Amato asked to see a show of hands if owners would take advantage of the shredder services.

Landscaping – Mr. D’Amato discussed removal of the trees around the front entrance.

Pool Pergola – The pergola design will have a metal roof that will match that of the clubhouse roof.

Golf Course Sale – Mr. D’Amato announced that the Tradition golf course has not been sold – negotiations are ongoing, but no decision to sale has been made. Mr. D’Amato will continue to follow this development.

Roundabout – A roundabout has been proposed to allow school traffic to turn right and return back to highway 17.

Members Comments

Comment: Mr. Culpepper asked where the roundabout will be located.

Answer: Mr. D’Amato stated that the roundabout will be several hundred feet to the west of the school entrance.

Comment: Mr. Najim – Asked if Mr. D’Amato represented the Tradition neighborhood and had the neighborhood been asked their opinion on the roundabout. Mr. Najim also asked about the option of using the Sandy Island road as a secondary ingress and egress for the school traffic.

Answer: Mr. D'Amato advised that there will be a public meeting on the roundabout and anyone may attend and voice their opinion. Mr. D'Amato further explained that the Sandy Island entrance could be used, but the SC Department of Transportation will not install a light at the intersection of Sandy Island and highway 17.

Comment: Mr. Murren – Asked about the right of way within the roundabout.

Answer: Mr. D'Amato advised that the vehicles within the roundabout would have right of way over vehicles entering the roundabout.

Comment: Mr. Royal – Asked about the golf course purchase by the Chinese.

Answer: Mr. D'Amato advised that the golf course was zoned such that it may not be transitioned to anything else without going through a re-zoning process which would be open to public input and discussion.

Comment: Mr. Riccio – Asked about adding a golf cart crossing of Willbrook near the pool.

Answer: Mr. D'Amato advised that he would discuss this issue with the President of the Willbrook road district.

Comment: Mr. Civitarese – Commented that the Monarch Court standing water should be addressed by the county and not by Tradition POA. He also commented that a driver's vision at the entrance with bicycle crossings are obscured and presents a hazard to bikers and owners.

Answer: Mr. D'Amato advised that he would address the Monarch standing water with the county and the Board of Directors and Mr. Herndon would address the line of sight issue at the driveway entrances to Kings River Road.

Adjournment

MOTION Ms. Shriver made a motion to adjourn the meeting at 5:35 p.m.

SECOND Mr. McDowell seconded the motion.

VOTE Unanimous

MOTION CARRIED

Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

2-25-16
Date Approved and Signed