

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
April 26, 2012**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, April 26, 2012, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:  
Frank D'Amato, President  
Thomas Ellison, Vice President  
John Bartha, Secretary  
Merry Cotton, Director

Absent was David Rubin, Treasurer.

Also present were Alex Herndon, Buildings and Grounds Manager, Jeanette Renault, Covenants Committee, Ron Brugge, homeowner, Jennifer Sweat, Tony Brumfield, and Steve Kahn from FSA, Phil McLeod and Penny Rose from Kuester Management Group. Mr. McLeod served as recording secretary.

A quorum was established and the meeting was called to order at 3:04 p.m. by President Frank D'Amato.

**II. Committee Reports**

- A. Social – Garage sale/July 4<sup>th</sup> golf/summer party - The garage sale is scheduled for May 5, 2012. Rain date will be May 19, 2012.  
The July 4<sup>th</sup> golf tournament is set with Tom Strasser in charge.  
Summer get acquaintance – Mr. D'Amato will send out an email asking for volunteers to form a party committee. This committee will work with the Board of Directors.
- B. Covenants – 14 Boatman Drive has trash cans on the side of the house. Due to illness, Ms. Renault suggests placing a bush to cover the area of the trash cans. Mr. D'Amato and Mr. Herndon will look into this option.
- C. ARB – Nothing to report.
- D. Willbrook Blvd – Nothing to report.
- E. Buildings and Grounds - Mr. Herndon discussed and submitted a Building and Grounds Report entered as Exhibit A.

### **III. Approval of Meeting Minutes**

Upon a motion by Mr. Ellison, seconded by Ms. Cotton, and unanimously adopted, the minutes from the March 22, 2012, Board of Directors meeting were approved as written.

Motion passed.

### **IV. Kuester Financial Report**

Upon a motion by Mr. Bartha, seconded by Mr. Ellison, and unanimously adopted, the March 2012 financials were approved.

Motion passed.

### **V. Unfinished Business**

- A. Kitchen Remodeling – The kitchen remodeling is complete with the exception of the backsplash and molding.

### **VI. New Business**

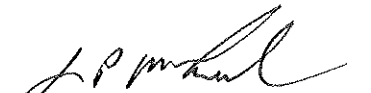
- A. FSA presentation – The representatives from FSA discussed services offered and expressed their desire to be considered by the Tradition HOA. The BOD has decided to make FSA their first contact for Fire, Water and Mold issues for the association. FSA has agreed to work with the association and individual homeowners for these types of problems. Mr. D'Amato will place the contact information in the Association's newsletter.
- B. Historic Lane drainage issues – Both Historic Lane and Opera Court have drainage issues that will be investigated by an engineer with Williams Enterprises.
- C. LBTS Annual Meeting – The Annual Meeting is scheduled for May 12, 2012. Mr. D'Amato encourages members to speak up with their concerns regarding the rental fees.
- D. Credit Card Charges - Upon a motion by Mr. Ellison, seconded by Mr. Bartha, and unanimously adopted, the credit card charges in the amount of \$4.72 (Mr. D'Amato) and \$12.37 (Mr. Herndon) were approved as validated expenditures.

### **VII. Next Meeting**

Next BOD meeting – The next Board of Director's meeting is scheduled for Thursday, May 24, 2012, at 3:00 p.m.

### **Adjournment**

Upon a motion by Ms. Cotton, seconded by Mr. Ellison, and unanimously approved, the meeting was adjourned at 4:20 p.m.

  
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Phil McLeod  
Recording Secretary

Accepted:

Frank D'Amato  
Frank D'Amato, President

5-24-12  
Date Approved and Signed

# EXHIBIT A TO 4-26-12

## Building and Grounds Report

### Tradition Club

April 26, 2012

- Seal coating is complete and cart crossings striped
- Kitchen repairs are finished except for the tile
- Exterior of the club house is completed
- Red mulch is down and Frank is happy
- Flowers and summer plants are in
- New bed at rear entrance is planted
- Irrigation has been restarted
- I have talked with Dave Williams about the drainage problems on Historic Lane
- April was all about Frank!

Alex Herndon