

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
April 24, 2014**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday April 24, 2014 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

Excused were:
Arthur Voltaire, Treasurer
Merry Cotton, Director

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Alex Herndon, Landscape and Maintenance contractor and Phil McLeod from Kuester Management Group. Mr. McLeod served as Recording Secretary.

A quorum was established and President Frank D'Amato called the meeting to order at 3:00 p.m.

II. Open Forum for Homeowners – No owners were present.

III. Committee Reports

A. Social – Garage Sale – There are 26 signups for the garage sale.

B. Covenants Report

55 Boatman Dr. - Landscape – The Committee will re-inspect and advise the Board of Directors if corrections are made by 1 May, 2014.

1492 Tradition Club Drive – Lawn Weeds – Owner's son will hire a landscape company to maintain the lawn.

1453 Tradition Club Drive – Grass – Owner has contracted a company to maintain the lawn.

- C. Willbrook Blvd – Nothing to report.
- D. ARB Deposit – Nothing to report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

IV. Approval of February 25, 2014, Board of Director Meeting Minutes and February 27 Organizational Meeting Minutes

Upon a motion by Mr. Ellison, seconded by Mr. Bartha and unanimously accepted, the minutes for the March 27, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Bartha, seconded by Mr. Ellison, and unanimously accepted, the financials for March 31, 2014, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Update Bulletin Board – Mr. D’Amato is updating the bulletin board.
- B. Homeowner’s Letter Prentice Court – Mr. Bartha delivered the letter to the owners.
- C. Pool House Kitchen – This project is 95% complete.
- D. Seal Coating – June 2, 2014 and will include the center section of Tradition Club Drive, Historic and Discovery.
- E. Pool Deck – This work is approximately 98% complete.
- F. Tennis Court – This work will also start in June.
- G. P.O. Box Rental – Resolved.

VII. New Business

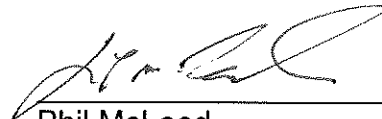
- A. Tree Removal Request – 397 Historic Lane, seven trees approved. 147 Alexander Glenn, 5 trees approved and 2 denied. 61 Deacon Drive, 2 approved, 1 denied.
- B. Coyotes – Coyotes have been sighted by owners. Mr. D'Amato advised owners to advise where and when they see the coyotes.
- C. Purchase of Back Up Drive – Mr. D'Amato purchased a new drive to replace an inoperative one.
- D. Update Shut-offs, Panels, Contractors – Mr. D'Amato provided a list of shut-offs, contractors and electrical panel disconnects. Mr. Herndon and Mr. Voltaire are tasked with updating the list.
- E. Amazon Expenses - Upon a motion by Mr. D'Amato, seconded by Mr. Bartha and unanimously accepted, the Board of Directors approved the expense of \$60.51 on the Tradition credit card paid to Amazon.

Next Meeting

- A. The next meeting will be May 22, 2014 at 3:00 pm

Adjournment

Upon a motion by Mr. Ellison, seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 3:55 p.m.



Phil McLeod
Recording Secretary

Accepted:


Frank D'Amato, President

5/22/14
Date Approved and Signed

TRADITIONS B/G

CLEANED REAR ENTRANCE FOUNTAIN

CLEANED POOL DECK CHAIRS.

REPAIRED WIND SCREEN TENNIS COURTS.

WE HAVE PLANTED CLUB HOUSE FLOWERS.

WE NEED TO REPLACE FLOWER POTS ON
POOL DECK.

REPAIR TO TRADITIONS CLUB DRIVE IS COMPLETE.

POOL DECK HAS BEEN PAINTED WE JUST HAVE
SOME TOUCH UP. TO DO.

POOL DECK SHOULD HAVE BEEN FINISHED
TODAY.

BACK ENTRANCE POND WILL BE TREATED
FOR WEEDS / ALGAE MONDAY