

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
April 23, 2015**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday April 23, 2015 at 3:00 pm at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President  
John Bartha, Secretary  
Arthur Voltaire, Vice President  
Dick Baughman, Treasurer

Merry Cotton, Director was absent

Also present were Ron Brugee, Homeowner, Dave Philips, Homeowner, Dave Krepps, Homeowner, Bill and Jeanette Renault, Covenants Committee, 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** – There was no homeowner business brought before the Board of Directors.

**III. Committee Reports**

A. Social – Mrs. Cotton provided a written report for Mr. D'Amato. The Association provided \$220.00 income for the garage sale.

B. Covenants Report – Mrs. Renault provided a brief to the directors on recent covenants violations. Several owners were reminded of their responsibility to maintain their mailboxes. 55 Low Country agreed to remove their window box. 226 Tradition Club Drive was sent a Friendly Reminder regarding their plant beds.

C. Willbrook Blvd – Roundabout – There will be a meeting on 30 April to allow the public to weigh in on the proposed roundabout.

D. ARB – 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 17, 2015, Board of Director Meeting Minutes and March 26, 2015 Board Meeting Minutes**

Upon a motion by Mr. Voltaire, seconded by Mr. Bartha and unanimously accepted, the minutes for the March 26, 2015, 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. Voltaire and unanimously accepted, the financials for March 31, 2015, were approved as submitted.

Motion Passed

**VI. Unfinished Business**

A. Pergola – Mr. D’Amato advised the directors that pergola construction is on-going.

B. Updated Shutoffs, Panels, and Contractors – This project is scheduled to be completed by the next meeting of the Board of Directors.

C. Pickelball – Howard B. Jones has quoted a price of \$1,000.00 to paint pickelball lines on the existing tennis courts.

D. Pool Grill – Mr. Billings will install the backsplash and Shade and Shutter will complete the installation of the awning and invoice for the balanced amount.

E. Pool Safety Grips – Mr. D’Amato advised that he had purchased the safety grips for the pool for every ladder and one extra for the large railing.

F. Invoice for Pool House Schedule – Mr. Hayes presented an invoice for \$39.95. Mr. D’Amato will request Mr. Hayes to provide an invoice for the balance of the \$67.46 to complete the check request.

G. Seal Coating – Mr. D’Amato and Mr. Herndon will meet with the Coastal Asphalt to schedule the seal coating.

## VII. New Business

- A. Board Organization - Upon a motion by Mr. Bartha, seconded by Mr. Voltaire and unanimously accepted, the Board of Directors determined the slate of officers as follows:  
President – Frank D’Amato  
Vice President – Art Voltaire  
Treasurer – Richard Baughman  
Secretary – John Bartha  
Director at Large – Merry Cotton
- B. DHEC Permits – Mr. D’Amato presented the pool permits to Mr. Herndon to be posted at the pool.
- C. 13 Crab Trap ARB Violation – Upon a motion by Mr. D’Amato, Seconded by Mr. Voltaire, the Board of Directors agreed to fine the owner a \$25.00 fine for making alterations to their exterior property without ARB approval.
- D. AED Training – Mr. Philips requested AED training. Mr. D’Amato will investigate.

## VIII. Next Meeting

- A. The next meeting is scheduled for Thursday May 28, 2015 at 3:00 pm.

## IX. Adjournment

Upon a motion by Mr. Baughman, seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 4:48 p.m.

  
Phil McLeod  
Recording Secretary

Accepted:

  
Frank D’Amato, President

5-28-15  
Date Approved and Signed

## EXHIBIT A TO 4-23-15 MEETING MINUTES

### Tradition Building and Grounds Report

April 23, 2015

Alex Herndon

- Fire buffer by outdoor grill at the pool deck should be completed this week.
- Showers on the pool deck are operational and the water leak in the fountain has been repaired.
- Patch work on the roads has been initiated prior to third phase of resurfacing.
- Irrigation pumps are being primed and inspected.
- Spring flowers are being planted.