

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
April 27, 2017**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, April 27, 2017 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:
Frank D'Amato, President
John Bartha, Secretary
Brian Kramer, Treasurer
Debbie Moeller, Director

Absent – Dick Baughman, Vice President

Also present were homeowners: Jeanette Renault, Bill Renault, Ron Brugge and Pat Shriver

Upon an establishment of a quorum, President Frank D'Amato called the meeting to order at 9:29 a.m.

II. Open forum for Homeowners – Pat Shriver requested the pool clock be repaired.

III. Committee Reports

- a. Social Committee – Debbie talked about the garage sale.
- b. Covenants Committee – Spoke about the two outstanding violations Bottle tree and Rooster.
- c. Willbrook Blvd – Frank spoke about an article in the newspaper.
- d. ARB - \$1550. Submitted.
- e. B&G – Alex gave a report (see exhibit A)

IV. Approval of March 23, 2017 Minutes

V. Tradition Financial Report -February/March

February financials need to be corrected.

Approval of March financials - Brian Kramer motioned to approve all in favor motion passed.

Credit card receipt - \$29.37 – Approved

Tom Billings invoice - \$370.00 Pool House repairs – Approved

Pool House Rentals - \$125.00 – Submitted

ARB refund requested for \$2,000 for 188 Sandfiddler Drive.

CD – To be purchased \$100,000 Horry County 24 months – Approved

VI. Unfinished Business

a. Garage doors – Covenant language to be reworked.

b. Bottle Trees – Mr. D’Amato motioned to fine 13 Crab Trap Court \$25.00 for not removing the bottle tree that wasn’t submitted for ARB approval after many attempts to get the home owner to correct. All board members in favor motion passed.

Patrick to provide Frank a draft violation fine letter for \$25.00 fine for not removing the bottle tree. The letter needs to also state \$100.00 fine will be applied to the homeowners account if the bottle tree isn’t removed by May 25, 2017.

c. Rooster – Request to remove is ongoing.

d. 55 Deacon – Homeowner not responding to Covenants Committee.

VII. New Business

a. Drainage issue - Alex to update at next meeting.

VIII. Meeting adjourned at 10:48am

a. Next Meeting – Thursday May 25, 2017 at 3:00pm