

TRADITION AT WILLBOOK PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

OPEN MEETING OF THE BOARD OF DIRECTORS
April 26, 2018
Minutes

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, April 26, 2018 at the Owner's Clubhouse.

Present Board Members

Frank D'Amato, President
Dick Baughman, Vice President
John Bartha, Secretary
Brian Kramer, Treasurer
Debbie Moeller, Director

- I. Call to order- Frank D' Amato called to order at 3:22 p.m.**
- II. Open forum for Homeowners-** No homeowners present.
- III. Committee Reports:**
 - a. Social** – Debbie Moeller discussed that the garage sale. (Sea Appendix A) attached) Saturday May 5, 2018. The Social committee summer event will be June 16, 2018.
 - b. Willbrook Blvd.** – Frank D' Amato discussed that the drainage on Willbrook is done till spring. There was a complaint made about not being able to drive golf carts on the bike path on Kings River Road. Frank is working with the county to allow golf carts.
 - c. B&G** – Alex Herndon presented his report to the Board. (See Appendix B)
- IV. Approval of March Minutes Open Meeting** – John Bartha made a motion to approve the March 22, 2018 meeting minutes and the B&G report seconded by Brian Kramer. All in favor motion passed.
- V. Tradition Financial Report**
 - a. Receipts** – Three receipts submitted by Debbie Moeller 1. Home Depot \$32.29 garage sale signs, Myrtle Beach Sun Garage sale adds \$39.66 and Low Country Classifieds Garage sale adds \$31.00.

Frank D'Amato submitted three ARB deposits for 1. Penny Ann Walczyk – 77 Deacon Drive - Check #136 \$250.00 Landscape Deposit. 2. Penny Ann Walczyk – 77 Deacon Drive – Check #162 \$250.00 Impact Fee. 3. Frank & Judith Gambeski – 1004 Tradition Club Drive – Check #4913 \$500.00 Driveway Permit.

Frank D'Amato submitted a receipt for Best Buy \$871.98 purchase TV for clubhouse and Walmart \$46.83 two clocks for pool & clubhouse.

Alex Herndon submitted two receipts for the following Island Design Company pool sign \$20.00 paid in cash funds to be returned to Alex Herndon. J. M. Plumbing receipt \$240.00 for pool water fountain repairs, broken water pipes and two new shower heads on pool area outside shower.

- b. Approve March Financial Report** – Debbie Moeller made a motion to accept the March 2018 financials seconded by Dick Baughman. All in favor motion passed. Brian Kramer reminded Board the Cres Com CD will be maturing on May 19, 2018 for \$86,022.74. Kuester to send current rates via email.

VI. Unfinished Business

- a. Pool/Deck Repairs** - Frank D' Amato provided update Anita had a punch list for Alex Herndon to complete tree limbs by the pool area to be trimmed back.
- b. Pool Maintenance** – Frank D' Amato and Alex Herndon will review all signs that need repair.
- c. Spectrum Service** – spoke about possible services they could provide.
- d. Sign Repairs** – Alex Herndon and Frank D' Amato working on other list of signs that will need to be replaced.
- e. Covenants/ ARB Update** - Debbie Moeller is still working.

VII. New Business

- a. Drainage Work** – Frank D' Amato discussed bid from Coastal Asphalt.
- b. Entry System to Amenity Complex** – Caleb Shelley from WTS met with Frank D' Amato regarding possible adding key fobs to the Clubhouse, Pool area and the tennis courts. Caleb Shelley will provide a proposal and will be discussed later.
- c. Clubhouse/ Pool Key Fobs** – Mitzi Carley to schedule WTS vendor to come at 2:30 p.m. on April 26, 2018 to meet with Frank D' Amato before the meeting to discuss possible options.

- VIII. Meeting Adjourned** – Debbie Moeller made a motion to adjourn the open meeting at 5:22 p.m. seconded by Dick Baughman. All in favor motion passed. Next BOD meeting, Thursday May 31, 2018 at 3:00pm

MEMO FOR THE RECORD

25 April 2018

SUBJECT: 2018 Tradition Community Garage Sale Interim Report

The following actions have been taken or completed:

1. Initial notification with permit through Vince Franco email blast.
2. Weekly community reminders sent (Vince Franco).
3. Hand distributed flyers as an additional reminder in major areas.
4. Contacted newspapers and scheduled advertising in *Sun News*, *Georgetown Times*, and *Coastal Observer*.
5. Collected 29 permits and \$290 for turn in.
6. Called Salvation Army and scheduled pick-up at 1:00 pm day of the sale.

Future actions to be taken:

1. Advertising in Craig's List.
2. Advertising in social networks Facebook and Next Door (Monique Phillips).
3. Place signs at main entrances on Monday.
4. Complete collection of permits and money for turn in.
5. Confirm Salvation Army for day of garage sale.
6. Order and distribute balloons for participating neighbors.
7. Place directional signs at appropriate internal intersections Friday before sale.
8. Final reminders through Vince and myself.

Respectfully submitted,



Debbie Moeller
Director

Tradition Building and Grounds Report

April 26, 2018

Alex Herndon

- Put up 2 new clocks at pool deck and tennis court side of club house.
- Replaced phone on pool deck.
- "Pool Rules" sign is being re-done to add Coastal Pure as service company.
- Had water fountain lines repaired and changed shower head on pool deck.
- Electric for TV was done this week and moved cable.
- Spring/summer plants scheduled to be delivered this week.