

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

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 23, 2009

MINUTES

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc., held their regularly scheduled meeting on Thursday, April 23, 2009 at 3:00 p.m. at the Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato
Bill Renault
Tom Ellison
Merry Cotton

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association. Ed Kemble served as Recording Secretary. Maxine Tache of 41 Lowcountry Lane, a homeowner who requested a forum, and Jeanette Renault, Ken Dewell, Ron Farley, and Bill Crimmins of the Covenants Committee were also present. A quorum was present for the meeting. Ron Eaglin was not present at this meeting.

MINUTES

Upon a motion by Bill Renault, seconded by Tom Ellison, and unanimously adopted, the Minutes of the March 26, 2009 regular Board meeting were approved as written.

FINANCIAL AND COMMITTEE REPORTS

FINANCIAL REPORT

The financial statements for the month of March 2009 had been previously sent to the Board. A balance of \$5441.87 is due to operating from reserves. The funds will be transferred.

SOCIAL COMMITTEE

35 residences have paid for participation in the garage sale. \$310.00 was placed in the maintenance account per Frank D'Amato.

The 4th of July golf tournament will be held this year at the Traditions Course.

COVENANTS COMMITTEE

The committee asked the Board for more support in enforcement of assessment of fines, or other enforcement actions.

A list of residents with lawn/home appearance issues was given to various members of the Board and to Ed Kemble to make contact and try to resolve those issues.

WILLBROOK BOULEVARD

Police have been patrolling the entrance to Traditions

BUILDING AND GROUNDS

See Exhibit A

UNFINISHED BUSINESS

The attorney completed the review of the covenants and advised the Board that they may update, but not change the original intent of the covenants. The membership is not needed for the Board to approve the updated version.

The club house expansion remains on hold.

The waiver form continues to be used to protect the Association when contractors are on property and non-residents use the clubhouse..

No decisions made on audio equipment at this meeting.

The fire extinguisher demonstration will be conducted at the clubhouse on April 28, 2009 at 9:30 a.m.

The perimeter fence has been removed from 27 Boatman.

NEW BUSINESS

Ed Kemble will contact Mr Shitrit to inform him of the fine and to inform him he must have a signed contract with a landscaper to maintain the property or he will continue to be fined until the problem is corrected or the property is sold.

ADJOURNMENT

The meeting adjourned at 4:30 PM.

Ed Kemble, Association Manager
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved & Signed