

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
August 27, 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, August 27, 2009 at the Tradition Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato
Bill Renault
Tom Ellison
Merry Cotton
Ron Eaglin

ESTABLISHMENT OF QUORUM

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association, Jeanne Renault and members of the Association. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 3:02 p.m., after having established a quorum.

MEMBERS' FORUM

Members of the Association were present to ask the Board to reinstate the sign at Weston Place and to present a school traffic update to the Board.

First to speak was Nick Martino, Lot W010, 228 Sandfiddler Drive. Mr. Martino felt that removing the sign would decrease the value of his home and told the Board he was willing to pay for the sign, upkeep and any other costs associated with reinstalling the sign at the entrance of Sandfiddler Drive. See Exhibit C.

Irene Bossert, Lot W019, 68 Brookridge Lane stated that she thought that non-residents could become lost without the Weston Place sign at the entrance to Sandfiddler Drive.

It was also mentioned that no notice was given and that in itself was a little upsetting. It was thought that the Board should have notified the homeowners on Sandfiddler Drive that the signs were being removed.

The Board was not in favor of reinstalling the Weston Place sign, but would consider installing a "Tradition" sign at the entrance to Sandfiddler Drive, Lamplighter and Monarch.

Upon a motion by Ron Eaglin, seconded by Tom Ellison, and unanimously approved, the Board adopted the motion to install "Tradition" signs in place of the previously removed signs.

The Board stated they would instruct the Building and Grounds manager to install the "Tradition" signs in the aforementioned areas.

Joe Stacey of 21 Deacon Drive, informed the Board that individuals dropping students off at the school were using the main entrance to Tradition as a turn around location as they did last year. Mr. Stacey also stated that individuals driving students to school were using the property as a cut through and speeding.

The Board President, Frank D'Amato stated he would like to talk to the PTO president and the school principal to see if they would help to inform the individuals not to use Tradition as a turn around spot. Mr. D'Amato also stated that he and the Board were willing to hire an off-duty police officer to patrol the main entrance if necessary.

MINUTES

Upon a motion by Mr. Ron Eaglin, seconded by Tom Ellison, and unanimously approved, the Minutes of the July 29, 2009 Regular Board Meeting were adopted as written.

FINANCIAL AND COMMITTEE REPORTS

FINANCIAL REPORT

The financial report for the month of July 2009 had been previously sent to the Board.

Upon a motion by Bill Renault, seconded by Merry Cotton, and unanimously approved, the financial report was adopted as written.

SOCIAL

A Par three golf tournament will be held at the Tradition Golf Club on December 6, 2009, in the afternoon, and will cost \$10 per player.

Dr. Jim Rex will make a presentation at the Tradition Clubhouse on October 8, 2009 from 7:00 p.m. to 9:00 p.m.

There will be a charity pancake dinner at the Clubhouse possibly on December 5, 2009. More information will be provided as to specific date of the event if different from the December 5th date.

Ed Kemble, Association Manager, was reminded to send all proofed minutes along with the Building and Grounds report to Celise McLaughlin to place on the Web site.

COVENANTS

See Exhibit A

WILLBROOK BOULEVARD

The sign for the front of the plaza at the entrance has been approved. The sign will be 22 feet high. There were many objections made to installation of this sign by Tradition Board members.

Dave Phillips wants to be nominated again to serve on the Willbrook Road District Board. Frank D'Amato will send a letter recommending Dave to be installed as President of the Willbrook Road District Board.

BUILDING AND GROUNDS

See Exhibit B

UNFINISHED BUSINESS

Frank D'Amato has asked the Board to meet on September 3, 2009 at 3:00 p.m. at the Clubhouse to discuss with the accountant the reserve analysis.

Ed Kemble was instructed to have the operating portion of the budget complete for the next regularly scheduled meeting of the Board of Directors on September 29, 2009 at 3:00 p.m. at the Clubhouse.

The purchase of audio equipment will be delayed until the supplier of audio equipment for the school contacts Frank D'Amato, and at such time a decision will be made as to what to purchase.

NEW BUSINESS

A Board seat will become vacant in 2010 when Bill Renault steps down at the Annual Meeting. October is the deadline for nominees.

The tennis courts have several bare spots, and it was questioned if they could be repaired. Frank D'Amato stated that he would have Art Voltaire look into the issue. Also, the lock on the gate of the tennis courts requires lubrication. Again, Art Voltaire will be informed to lubricate the lock.

NEXT MEETING

The next regularly scheduled meeting will be on September 29, 2009 at 3:00 p.m. at the Clubhouse at Tradition in Litchfield, South Carolina.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 5:10 p.m.

Ed Kemble
Recording Secretary

Accepted:

Tom Ellison, Secretary

Date Approved and Signed