

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
August 29, 2013**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, August 29, 2013, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Merry Cotton, Director

Thomas Ellison, Vice President

Arthur Voltaire, Treasurer

Absent was John Bartha, Secretary

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Alex Herndon, Buildings and Grounds Coordinator, 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 – Nothing to Report.

III. Committee Reports

A. Social – Nothing to Report.

B. Covenants Report – Ms. Renault provided the covenants briefing.

Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and approved with a 3 to 1 vote with Mr. Voltaire abstaining, the Board of Directors voted to fine the owner of 222 Tradition Club Drive an additional \$100.00 for failure to remove a golf cart from their driveway after months working with the home owner.

14 Boatmen Drive – Mr. Herndon will plant a shrub on the side of this home to screen the owner's garbage can.

- C. ARB – Upon a motion by Mr. D'Amato, seconded by Mr. Voltaire and approved with a 3 to1 vote with Mr. Ellison voting nay, the Board of Directors voted to allow the owner of this property to remove five trees.

Upon a motion by Mr. D'Amato, seconded by Mr. Voltaire and unanimously agreed, the Board of Directors approved the ARB application to construct a deck at 11 Opera Court.

- D. Willbrook Blvd – Nothing to Report.

- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

III. Approval of June 27, 2013, Board of Director Meeting

Minutes

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously accepted the minutes for the July 25, 2013, meeting of the Board of Directors were approved as submitted.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Mr. Ellison, seconded by Mr. Voltaire and unanimously accepted, the financials for July 31, 2013, were approved as submitted.

V. Unfinished Business

- A. Vandalism – Mr. D'Amato briefed the directors on the expense and reimbursement from the insurance company for the sign vandalism.
- B. Camera Testing – The camera testing is on-going.
- C. Pool Deck – Mr. D'Amato will search for contractors to recoat the pool deck.
- D. Volunteer Program – The volunteers will be assigned the task of painting sign posts.
- E. Life Saving Classes – Mr. Voltaire will ask the fire department to provide classes to recertify volunteers on the AED later in the year.

VI. New Business

- A. New Fountains – One fountain was replaced and one was repaired.
- B. Holiday Decorating – Christmas Décor presented an invoice for the Holiday lights. Kuester will pay \$1,942.28 as one half of the invoice as a down payment.

Next Meeting - The next regular BOD Meeting is scheduled for Thursday, September 26, 2013, at 3:00 p.m.

Adjournment

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously approved, the meeting was adjourned at 4:35 p.m.

Phil McLeod
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed