

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
August 27, 2015**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday August 27, 2015 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:
Frank D'Amato, President
Arthur Voltaire, Vice President
John Bartha, Secretary, Treasurer
Merry Cotton, Director
Dick Baughman, Director

Also present were Ron Brugee, Homeowner, Richard Culver, Homeowner, Walt Murren, Homeowner, Dave Philips, Willbrook Road District, Bill and Jeanette Renault, Covenants Committee, Alex Herndon, Landscaping 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 – Mrs. Renault provided a brief to the directors on recent covenants violations. 226 Tradition Club Drive still has violations that the Board of Directors will inspect following the meeting. 133 Cobblestone Drive has numerous violations. Management will send the owners a letter of violation.

C. Willbrook Blvd – Dave Philips advised that the irrigation rust on the signs on Willbrook Boulevard was going to be addressed and painted. Mr. Philips also advised that Starwood Landscaping would be responsible for installing the flags along Willbrook Blvd.

D. ARB – Nothing to Report.

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

IV. Approval of June 25, 2015, Board of Director Meeting Minutes

Upon a motion by Mr. Voltaire, seconded by Mr. Bartha and unanimously accepted, the minutes for the July 23, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mrs. Cotton, seconded by Mr. Baughman and unanimously accepted, the financials for July 31, 2015, were approved as submitted.

Motion Passed

VI. Unfinished Business

A. Volunteer Program – Mr. Bartha advised that a general call for volunteers had been sent. Mr. Bartha will coordinate the painting of the sign posts after September.

B. Review of Pool Signs – Mr. Baughman presented a briefing on the needed and required pool signs.

C. Pool Grill and Awning, Rules – Mr. D'Amato asked the directors to review the grill and awning sign and respond with any suggested changes.

D. AED Training – Midway Fire will charge \$35.00 per person. Mr. D'Amato will engage the Murrells Inlet Fire Department to determine if they will provide the service pro bono.

VII. New Business

A. Christmas Lights – The Christmas Décor proposal was reviewed. Mr. McLeod will contact the vendor regarding the increased cost of services for 2015.

B. New Signs on Willbrook/Kings River Road – Mr. Philips had signs created and Mr. Herndon will install the signs.


- C. Budget Process – Landscape contract - Upon a motion by Mr. D'Amato, Seconded by Mr. Baughman and unanimously accepted, the Board of Directors approved the three year contract proposal from A.H. Herndon Landscaping.
- D. Community Land Survey – Mr. Voltaire advised that the berm along Alexander Glennie appears to belong to the homeowners. Mr. Philips will look at the bike path plans that may determine the ownership of the berms.
- E. Wetland Drainage – An owner in the wetland drainage area is going to contact the county to clear a drainage ditch to address water levels in the wetlands.
- F. LBTS Meeting – Mr. D'Amato advised there is Litchfield by the Sea meeting that he may not be able to attend this meeting and asked for attendance from one or more members of the Board of Directors. Mr. Voltaire and Mr. Bartha advised they may be able to attend.

VIII. Next Meeting

- A. The next meeting is scheduled for Thursday October 1, 2015 at 3:00 pm.

IX. Adjournment

Upon a motion by Mrs. Cotton, seconded by Mr. Voltaire and unanimously approved, the meeting was adjourned at 4:43 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

10-1-15
Date Approved and Signed

EXHIBIT A TO 8-27-15 MEETING MINUTES

Tradition Building and Grounds Report

Alex Herndon

August 26, 2015

- Replaced shower head in ladies' bathroom
- Installed new exit lights in bathrooms
- Back entrance pond is being treated and the lights are being serviced
- Gutter over A/C units of clubhouse needs repair
- Door knob is repaired
- Installed 8 stop signs at bike path on KRR and one on Willbrook
- Thermostat signs have been made