

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
August 25, 2016**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, August 25, 2016 at 3:00 pm at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President  
Dick Baughman, Vice President  
John Bartha, Secretary  
Merry Cotton, Director

Not Present  
Brian Kramer, Treasurer

Also present were, Homeowner Ron Brugge, Bill & Jeanette Renault, Pete Mercurio, Keith Hoile and Bob Youatt . Also present was Kimber Ammerata of Kuester Management Group. Mrs. Ammerata served as Recording Secretary.

A quorum was established and President Frank D'Amato called the meeting to order at 3:00 p.m.

**II. Owner's Forum:**

No owners chose to speak at this time.

**III. Committee Reports**

A. **Social Committee** – There was nothing current to report.

B. **Covenants Committee** – Mrs. Renault reported there are no current issues other than rust on the sidewalks.

C. **Willbrook Blvd.** – There was nothing to report. Mr. D'Amato stated he may speak to the local police department regarding issues with school traffic. Mrs. Cotton recommended that a crossing guard be stationed between the school and the library.

D. **ARB** – There was nothing to report.

#### **E. Buildings and Grounds**

Alex Herndon gave an update attached as "Exhibit A". Mr. D'Amato reported another sink hole on Deacon. He stated that he would be looking at it in the next week with Coastal Asphalt. He also reported that the red bushes had been removed from the beds at the front entrance.

#### **IV. Approval of July 25, 2016 Board of Director Meeting Minutes**

Upon a motion made by Ms. Cotton, seconded by Mr. Baughman, it was;

**MOVED: To approve the minutes from the July 25, 2016 meeting minutes.**

#### **V. Kuester Financial Report**

At this time, Mr. D'Amato presented the financials from July 31, 2016. Mr. D'Amato presented invoices for payment and checks for clubhouse rentals. Upon a motion by Mr. Bartha, seconded by Mr. Baughman, and unanimously approved, it was:

**MOVED: To approve the July Financial Report as presented.**

#### **VI. Unfinished Business**

##### **A. Christmas Decorations**

Mr. Baughman stated that most of the decorations purchases were complete. Some items were at the clubhouse and others were being held by Alex. He reported \$350 more expenses are expected. The Committee will also get with the electrician to look at any electrical issues.

Mr. Baughman also reported he will be asking for volunteers at the "Christmas Workshop" to assist in installing bows and garland. It is the committees goal to have the installation completed by Thanksgiving.

##### **B. License Plates**

Mr. D'Amato reported that the new license plates were due to arrive any day and the Paul Kelly will be the liaison for owners to purchase them.

##### **C. Tree Removal**

Mr. D'Amato reported that the Board approved a tree removal at 164 Boatman and that the removal was currently underway.

##### **D. AED Training**

AED training has been completed. There may be another training day added.

#### **VII. New Business**

##### **A. Sink Hole**

Mr. D'Amato reported an addition sink hole that had been found on Tradition Club drive.

##### **B. 2017 Budget**

Mr. D'Amato stated that the Budget review was coming up. The Reserve portion would be discussed in September and the Operating would be discussed in October.

#### **C. Board Nominations**

Mr. D'Amato reported that Mrs. Cotton was the only seat coming open for election this coming year and she did not intend to run again. A notice will be put on the Traditions website requesting Owners interested in running for the Board begin attending meetings to better understand what will be expected of a Board Member.

#### **D. Landscaping**

Mr. D'Amato reported that a new flag was purchased and red bushes removed. He also reported that two of the irrigation pumps had stopped working but were now functional. The Mandrinas were trimmed, however, other options are being explored. The options currently being looked at are:

1. Removal of landscaping from the bridge up to the Guard House being removed and sod installed.
2. Installing a fountain feature. Mr. Bartha will obtain proposals for this option for discussion at the next meeting.

The Board is also exploring options near the crossing of holes 13 & 14, the cart path at the front entrance and possible benches in common areas in the future. The Board is taking suggestions on all of the projects.

#### **E. Other**

At this time Mr. Hoile requested permission to do a Food Drive in the clubhouse parking lot on a Saturday in October. The Board had no issue with the request. Mr. D'Amato asked him to schedule the food drive with Paul Hayes. Once the date was chosen it will be provided to Vince to put on the website and broadcast to owners.

### **VIII. Next Meeting**

The next Board meeting has been scheduled for Thursday, September 22, 2016.

### **IX. Adjournment**

There be no further business to discuss, a motion was made by Mrs. Cotton, seconded by Mr. Bartha, to adjourn the meeting at 4:01 PM. The motion carried.

Accepted:

  
Frank D'Amato, President



Kimber Ammerata  
Recording Secretary

9-22-16  
Date Approved and Signed