

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
December 16, 2010**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, December 16, 2010 at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:  
Frank D'Amato, President  
Tom Ellison, Vice President  
Merry Cotton, Director

Absent were Dave Rubin, Treasurer and John Bartha, Director.

Also present were homeowners, Ron Brugge, Jeanette and Bill Renault with the Covenants Committee, Laura Kniffin, Association Manager and Phil McLeod from Kuester Management Group. Laura Kniffin served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:01 p.m. by President Frank D'Amato.

**II. Open forum for Homeowners – None at this time.**

**III. Committee Reports**

**a. Social Committee**

- a. Par 3, scheduled for December 12, was rained out but the dinner was held and successfully attended.
- b. Spring Garage Sale will be the next event.

**b. Covenants Committee**

1. Legal council Kim Campbell is still reviewing the guidelines to flags and will get back to the Board shortly.
2. Compliance follow up letters to go out to:  
140 Boatman  
114 Boatman

**d. ARB**

1. See trees below.

**e. Willbrook Blvd. – No increase in assessment, presently at \$4.00 per month per property. This is in our monthly dues.**

**f. B&G – Alex Herndon – Exhibit A.**

Mr. Herndon contacted Graves Pool concerning the DHEC switch from using chlorine sticks to liquid in all the commercial pools. **Exhibit B.**

The conversion cost is estimated around \$2500.00 that will be offset by the \$2,017 credit for the chlorine sticks that were previously ordered and never used.

The pump room will be inspected to ensure proper ventilation is in place.

Upon a motion by Frank D'Amato and seconded by Merry Cotton, the 2011 Buildings and Grounds contract was given to Mr. Alex Herndon. Motion passed.

**VI. Approval of November 18, 2010 Minutes**

Upon a motion by Merry Cotton and seconded by Tom Ellison, the minutes for the November 18, 2010 meeting were approved as corrected. Motion passed.

**V. Kuester Financial Report**

Upon a motion by Tom Ellison and a second by Merry Cotton, the November 2010 financials were approved. Motion passed.

**VI. Unfinished Business**

- a. School Traffic – This is ongoing. So far \$300.00 has been spent on off duty police patrols. Residents in the area say that traffic has been much reduced since the patrols began.
- b. Fire Hydrant Painting – Ongoing will be completed in the spring when temperatures warm up.
- c. Board opening – February 2011. Merry Cotton will run for another term. Other applicants must apply quickly.
- d. An AED Defibrillator has been purchased and installed in the ladies restroom at the Pool House. Mr. John Melzer will be conducting a training class in January. Presently there are 30 members of the association that have already gone through training with the fire department. Signs will be purchased and placed at the tennis courts, pool and inside clubhouse with the location of the AED.

**VII. New Business**

- a. January mailing – Proxy/Ballot self addressed postcards will be mailed out on January 21, 2011 and will include the Presidents letter.

- b. Tree removals have been approved at 37 Prentice Court, at 265 Deacon and 279 Deacon. The ARB will distribute permits.

**VIII. Next Meeting**

- a. Next regular BOD Meeting is scheduled for Thursday January 27, 2011 3:00 p.m.

**IX. Adjournment**

Upon a motion by Merry Cotton and seconded by Tom Ellison the meeting was adjourned at 4:50 p.m.

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Laura Kniffin  
Recording Secretary

Accepted:

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Frank D'Amato, President

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Date Approved and Signed