

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
December 18, 2014**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday December 18, 2014 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Thomas Ellison, Vice President

Arthur Voltaire, Treasurer

Merry Cotton, Director

John Bartha, Secretary was absent

Also present were Vince Civiterese, ARB Chairman, Ron Brugee, Homeowner, Alex Herndon, Landscape and Maintenance contractor 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 3:03 p.m.

II. Open Forum for Homeowners – None present

III. Committee Reports

A. Social – Ms. Cotton provided a brief on the results of the Christmas light installation. Mr. Voltaire advised that the back gate electrical receptacle was getting weak and was tripping. **MR. ELLISON DOES NOT LIKE THE OUTLINING OF THE BEDS!**

B. Covenants Report – Nothing to Report

C. Willbrook Blvd – Nothing to Report.

D. ARB – Mr. Civiterese advised that an owner had submitted an ARB request to install windows without window grills. The Board of Directors discussed the issue and decided not to allow external windows without grills.

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

IV. Approval of November 20, 2014, Board of Director Meeting Minutes

Upon a motion by Mrs. Cotton, seconded by Mr. Voltaire and unanimously accepted, the minutes for the November 20, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Ellison, seconded by Mr. Voltaire., and unanimously accepted, the financials for November 30, 2014, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Mailings and Annual Meeting – Mr. D’Amato advised that he had not received the budget mailing. Mr. McLeod will research why the mailing had not been received.
- B. Updated Shutoffs, Panels, and Contractors – This project is ongoing.
- C. Planning for Shrub Replacement – The Board of Directors will schedule a meeting with Mr. Herndon to determine the number and type of shrubs to install at the front and back entrances.

VII. New Business


- A. 2015 Meeting Calendar – Mr. D’Amato reviewed and set the Board of Director meeting dates for 2015.
- B. Approval of Pawleys Island Supply Receipt of \$27.63 – Upon a motion by Mr. Voltaire, seconded by Mrs. Cotton and unanimously adopted, the Board of Directors approved the expenditure of \$27.63 as an authorized expense.
- C. Additional Refrigerator – The Board of Directors decided to purchase a replacement refrigerator for the clubhouse from Mr. Voltaire for \$600.00.

VIII. Next Meeting

A. The next meeting will be Thursday January 22, 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 4:35 p.m.


Phil McLeod
Recording Secretary

Accepted:


Frank D'Amato, President

1-21-15
Date Approved and Signed

EXHIBIT A TO 12-18-14 MEETING MINUTES

Tradition Building and Grounds Report

December 18, 2014

Alex Herndon

- Picked up repaired pool chairs, should not have any more repairs this year
- Fire inspection in kitchen was done
- Continuing to work on the pool bed project
- Planning for bushes at front entrance and back for January.