

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
December 17, 2015**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday December 17, 2015 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

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

Absent was Arthur Voltaire, Vice President

Also present were, Ron Brugge, Homeowner, Bill and Jeanette Renault, Covenants Committee, Kimber Ammerata from 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. Open Forum for Homeowners – Nothing to report.

III. Committee Reports

A. Social – Christmas Sing a Long on December 10, 2015 was attended by over 100 people and appeared to be great success.

B. Covenants Report – Mrs. Ammerata provided violation letters to Mrs. Renault for 30 Crab Trap Court. Mrs. Renault provided information for violations to Mrs. Ammerata for 1728 Tradition Club Drive and 28 Opera Court

Mr. D'Amato reported calls he received for a dog owner and two regarding speeding. He spoke with the owners regarding the issues.

- C. Willbrook Blvd – The black fence is currently being painted bordering The Reserve.
- D. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

IV. Approval of November 19, 2015, Board of Director Meeting Minutes

Upon a motion by Mr. Bartha, seconded by Mr. Baughman and unanimously accepted, the minutes for the November 19, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Ms. Cotton, seconded by Mr. Baughman and unanimously accepted, the financials for November 30, 2015, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Volunteer Program – Mr. Bartha provided a briefing on the progress of the volunteer program to repair and paint the signs.
- B. LBTS Security System – Mr. D'Amato advised that 25 volunteers were scheduled to assist with the sign up. Tradition owners will have from 1 February to 5 February to secure their entry bar codes. At least one Board member will attend each day.
- C. Drainage Issues –Mr. D'Amato reported work would begin after the first of the year on the sinkholes and pipe replacements. He also received information on two additional sinkholes.
- D. AED Training – Mr. Baughman will inquire with the Murrells Inlet Fire Department on the cost of training. Ms. Cotton will inquire with the Red Cross. This item is tabled until the next meeting.
- E. Pool Repair – This project is to be completed before swimming season begins. Mr. D'Amato asked for volunteers to paint the coping while the pool is drained for repairs.

- F. Garage Sale Chairperson – Ms. Cotton stated she is speaking with other volunteers to take over the Chair for the Garage Sale. She will report back to the Board with progress at the next meeting.
- G. Mailings – The Call for Candidates has been mailed to all owners. So far two owners have shown interest.

VII. New Business

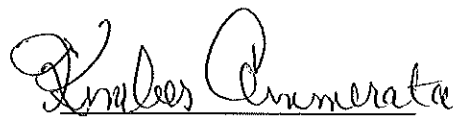
- A. Sun News – Mr. D'Amato is working with the Sun News to stop the Wednesday advertising delivery of the paper to all owners citing security concerns with the papers not being removed by absentee owners.
- B. Landscape Update – Mr. Herndon and Mr. D'Amato are coordinating the repairs and modifications to the landscaping.
- C. Pool House Roof – Mr. D'Amato is obtaining bids for the replacement of the roof.
- D. Reserves – Mr. D'Amato requested management work with Bryan Kramer to determine financial strategies to increase the return on Reserve funds.

VIII. Next Meeting

- A. The next meeting is scheduled for Thursday January 28, 2016 at 3:00 pm.

IX. Adjournment

Upon a motion by Mr. Baughman, seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 4:23 p.m.


Kimber Ammerata
Recording Secretary

Accepted:


Frank D'Amato, President

1-28-16
Date Approved and Signed