

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
February 18, 2010**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, February 18, 2010 at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President  
Bill Renault, Vice President  
Ronald Eaglin, Director at Large  
Merry Cotton, Director

Absent was Tom Ellison.

Also present were homeowners Dave Rubin, Jeanette Renault, and Bud Knittel. Laura Kniffin, Association Manager and Alexandra Gerrits, Assistant Association Manager were present representing Kuester Management Group. Alexandra Gerrits served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:09 p.m. by President Frank D'Amato.

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

**III. Committee Reports**

a. **Social Committee** – No report at this time.

**b. Covenants Committee**

1. Mrs. Renault explained that the mailboxes will now have to have address numbers on both sides.

**c. ARB**

1. New house on Sandfiddler was approved. Board wants to be sure of Builders' Risk Insurance.

**d. Willbrook Blvd.** – No report at this time.

**e. B&G**

1. Clubhouse construction: Room close to completion. Floor complete, Painting almost complete, drapes ordered, still shopping for furniture.

**VI. Approval of January's Minutes**

Upon a motions by Bill Renault and seconded by Merry Cotton, the minutes for the January 28<sup>th</sup>, 2010 meeting were approved as written.

**V. Chicora Financial Report**

Upon a motion by Bill Renault and a second by Ron Eaglin, the December Chicora financials were approved.

Upon a motion by Ron Eaglin and a second by Merry Cotton, the January Kuester financials were approved.

**VI. Unfinished Business**

- a. Security issues at pool house – remain tabled until construction complete.
- b. School traffic
  - 1. New, larger “no u-turn” sign is up. Police to begin follow up in March with “trespassing” citations.
- c. Clubhouse upgrades for 2010 – see B&G
- d. Annual Property Owners Meeting scheduled for February 23 at 6 p.m. at the high school on Kings River.

**VII. New Business**

- a. Pool Deck Painting – scheduled for spring 2010.
- b. Pool Furniture – tabled until clubhouse is complete.

**VIII. Next Meeting**

- a. Next regular BOD Meeting is scheduled for Thursday March 25<sup>th</sup> 3:00 p.m.