

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
February 23, 2012**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, February 23, 2012, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:
Frank D'Amato, President
Thomas Ellison, Vice President
David Rubin, Treasurer
John Bartha, Secretary
Merry Cotton, Director

Also present were Alex Herndon, Buildings and Grounds Manager and Vince Franco, Webmaster, as well as Phil McLeod and Penny Rose from Kuester Management Group. Ms. Rose served as recording secretary.

A quorum was established and the meeting was called to order at 3:02 p.m. by President Frank D'Amato.

II. Approval of January 26, 2012 Minutes

Upon a motion by Mr. Rubin and seconded by Mr. Bartha, the minutes for the January 26, 2012, meeting were approved as written.

Motion Passed

III. Kuester Financial Report

Upon a motion by Mr. Bartha and seconded by Mr. Ellison, the January 2012, financials were approved.

Motion passed.

IV. Building & Grounds

Mr. Herndon discussed and submitted a Building and Grounds Report entered as Exhibit A.

V. Tree Approval

Mr. Leonard, 391 Historic Lane requested permission from the ARB to cut down several trees in his yard. Mr. D'Amato and Mr. Bartha viewed the

selected trees and believe all were acceptable with the exception of an Oak Tree.

A motion was made by Mr. D'Amato and seconded by Ms. Cotton to approve tree removal request.

Motion passed.

VI. Frontier meeting

Frontier is planning a cost savings meeting with Litchfield by The Sea. Mr. D'Amato encouraged the Tradition Board of Directors to attend.

VII. Santee Cooper

Santee Cooper will be inspecting electrical boxes in the community. This inspection requires the areas surrounding the boxes to be cleared. A diagram with requirements will be posted on the website as well as added to the newsletter.

VIII. Audit Approval

Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and unanimously accepted, the 2011 audit was approved as submitted.

IX. Dry Run for Annual Meeting

Mr. D'Amato and Mr. Franco performed a run-through of the slide presentation prepared for the annual meeting.

X. Next Meeting

Next BOD meeting – The Annual Home Owners Meeting is scheduled for Tuesday, February 28, 2012, at 6:00 p.m. at Waccamaw High School.

Adjournment

Upon a motion by Ms. Cotton, seconded by Ms. Rubin, and unanimously approved, the meeting was adjourned at 4:08 p.m.



Penny Rose
Recording Secretary

Accepted:



Frank D'Amato, President

3-22-12

Date Approved and Signed

EXHIBIT A

Tradition Board Meeting

Building and Grounds Report

February 23, 2012

- Cleaned out and mulched bed on Deacon and Tradition Club
- Primed pump at back entrance to add water to pond
- Sprayed entrances and club house for weeds
- Planning to pinestraw berms next week
- Planning to prime other pumps as the weather changes