

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
February 12, 2013**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Tuesday, February 12, 2013, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Merry Cotton, Director

John Bartha, Secretary

David Rubin, Treasurer

Thomas Ellison, Vice President

Also present was 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 3:00 p.m.

II. Committee Reports

A. Covenants Report – Upon a request from the Covenants Committee, the Board of Directors elected to hold the fine against 55 Boatmen Drive until the March directors meeting.

B. Landscape Report – Mr. Herndon reviewed the landscape report submitted as Exhibit A.

III. Approval of January 24, 2013, Minutes

Upon a motion by Ms. Cotton, seconded by Mr. Rubin and unanimously accepted, the minutes for the January 24, 2013, minutes were approved as written.

Motion Passed

IV. Kuester Financial Report

Financials for February were not prepared for this meeting

V. Unfinished Business - No unfinished business was discussed.

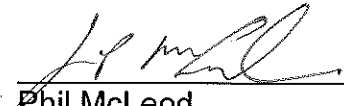
VI. New Business

- A. Litchfield Beautification Committee – Mr. D’Amato advised that the Association paid \$600.00 to the committee since the 2012 contribution was not paid.
- B. Insurance Payment – Mr. D’Amato advised that the insurance invoice for D & O and Wind & Hail had not been paid in 2012 and was paid from 2013 funds.
- C. Annual Meeting – Mr. D’Amato reviewed the February 19, 2013 annual meeting presentation.

Next Meeting - The next regular BOD Meeting is scheduled for Thursday, March 28, 2013, at 3:00 p.m.

Adjournment

Upon a motion by Ms. Cotton, seconded by Mr. Bartha and unanimously approved by the board, the meeting was adjourned at 4:17 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D’Amato, President

3-28-13
Date Approved and Signed

AIR FILTERS HAVE BEEN CHANGED IN CLUB HOUSE.

THIS WEEK WILL CK. STREET LIGHTS TO SEE IF WE HAVE ANY OUT. ART SAID HE HAS NOTICED A FEW.

BIRM WORK ON MANAQT IS COMPLETE.

PUT NEW FELT PADS ON CHAIRS. I NEED TO PICK UP A FEW MORE.