

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

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**ANNUAL MEETING PREP MEETING OF THE BOARD OF DIRECTORS  
February 17, 2015**

**MINUTES**

Pursuant to call, an annual meeting preparatory meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Tuesday February 17, 2015 at 10:00 am at the Owner's Clubhouse.

**I. Opening of the Meeting**

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

Also present were Susan Neighbors 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 10:07 a.m.

**II. Open Forum for Homeowners – No owners were present.**

**III. Approval of January 22, 2015, Board of Director Meeting Minutes**

Upon a motion by Mr. Bartha, seconded by Mr. Ellison and unanimously accepted, the minutes for the January 22, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

**IV. Kuester Financial Report**

Upon a motion by Mrs. Cotton, seconded by Mr. Ellison, and unanimously accepted, the financials for January 31, 2015, were approved as submitted.

Motion Passed

**V. Officers for 2015**

- a. The Board of Directors discussed the officer positions for the 2015 year.

## **VI. New Business**

- A. Seal Coating – Mr. D’Amato presented a briefing on the 2015 seal coating project.
- B. March Newsletter and Phonebook – Mr. D’Amato briefed the directors on the newsletter and phonebook accounting based on an e-mail received from Mr. Bill Renault.
- C. GE Warranty – The Board of Directors agreed to accept the three year GE service contract for \$188.00.
- D. Camera and Signs – Mr. D’Amato advised that the cameras had been removed due to insurance concerns.
- E. Golf Course Sale – Mr. D’Amato advised that the golf course is zoned for a golf course only and any change to that would require a zoning change.
- F. Pergola – Mr. Billings will start the pergola when the weather improves. Mr. D’Amato advised that he thought the pergola should have a metal roof to match the future clubhouse roof. The directors agreed.

## **VII. Dry Run for Annual Meeting**

- A. Mr. D’Amato briefed the directors on the annual meeting slide show.

## **VIII. Next Meeting**

- A. The next meeting will be the annual members meeting scheduled for Tuesday February 24 at 4:30 pm. The next meeting of the Board of Directors is scheduled for Thursday March 26, 2015 at 3:00 pm.

## **IX. Adjournment**

Upon a motion by Mr. Voltaire, seconded by Mrs. Cotton and unanimously approved, the meeting was adjourned at 11:17 a.m.

  
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Phil McLeod  
Recording Secretary

Accepted:

Frank D'Amato  
Frank D'Amato, President

3-26-15  
Date Approved and Signed