

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
January 26, 2012**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, January 26, 2012, at the Owner's Clubhouse.

I. Opening of the Meeting

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

Absent was Thomas Ellison, Vice President

Also present were Alex Herndon, 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. Committee Reports

A. Social – spring garage sale/July 4th golf – Ms. Cotton plans to send out flyers notifying residents of the community yard sale after the date of seal coating Phase I has been determined.

The July 4th golf tournament will be held on Wednesday, July 4th. This event will be sponsored by the Tradition, HOA.

B. Covenants – Mr. D'Amato has received several calls regarding coyotes in the neighborhood. The police have been notified but no action has been taken at this time.

D. Willbrook Blvd – The new library will join with the school to share the parking area which will allow for a larger library to be built.

E. B&G – Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A.

III. Approval of December 19, 2011 Minutes

Upon a motion by Mr. Bartha and seconded by Ms. Cotton, the minutes for the December 19, 2011, meeting were approved with the correction of a spelling error in item II A. Social – complemented was changed to complimented.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Mr. Bartha and seconded by Mr. Rubin, the December 2011, financials were approved.

Motion passed.

V. Unfinished Business

- A. January Mailings – The 2012 annual meeting notice and proxies have been approved and will be mailed January 27, 2012.
- B. Kitchen remodeling – A motion was made by Ms. Cotton and seconded by Mr. Rubin to move forward with the kitchen remodeling plans; not to exceed \$12,000.00.

Motion Passed.

- C. Sign off for county bike path – The bike path scheduled to run down Kings River Road will likely involve some shrubs being removed. Tradition will take action to replace any shrubs affected.

VI. New Business

- A. BOD Handbooks – Kuester Companies have provided handbooks for Tradition Board of Directors to view if desired.
- B. Seal Coating – spring 2012 – An exact date has not yet been scheduled to start the seal coating of Phase I.
- C. Review meeting February 23rd for annual meeting BOD only – The Board will meet on February 23, 2012, to review the procedures of the annual meeting.

Tradition will make a \$200.00 donation to the Waccamaw High School for use of the facility for the annual meeting.

VIII. 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 Mr. Rubin, seconded by Ms. Cotton, and unanimously approved, the meeting was adjourned at 3:53 p.m.



Penny Rose
Recording Secretary

Accepted:



Frank D'Amato, President

2-23-12

Date Approved and Signed

EXHIBIT A

Tradition POA Board Meeting

Building and Grounds Report

Alex Herndon

January 26, 2012

- Santee Cooper added a night light to the back of the club house.
- Fire Inspection has been completed.
- Emergency fire exit light in club has been replaced.
- Cut down pine tree at club.
- Christmas decorations are down and stored.
- Lights at Willbrook entrance are fixed.
- Most rust stains are removed, some need multiple sprayings.