

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
January 24, 2013**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Tuesday, January 24, 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

Absent was David Rubin, Treasurer and Thomas Ellison, Vice President

Also present were Jeanette Renault, Covenants Committee, Ron Brugge, homeowner, Art Voltaire, homeowner 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 3:00 p.m.

II. Open Forum – Mr. D'Amato stated that Mr. Voltaire was sitting in to observe the proceedings of a Board of Directors meeting.

III. Committee Reports

A. Social – Ms. Cotton advised that the Christmas lights were removed and the garage sale was tentatively scheduled for May 4th.

B. Covenants Report – Mr. Renault advised that the owners at 55 Boatmen Drive and 452 Tradition Club Drive had not resolved the violations. 27 Boatman Drive had corrected their violations. Mr. McLeod will send the owners of 55 Boatmen Drive and 452 Tradition Club Drive another letter advising them that a \$100.00 fine has been issued against their account.

C. ARB – Mr. D'Amato advised that he had been given an ARB deposit of \$550.00 for 41 Discovery Lane.

- D. Willbrook Blvd – Mr. D’Amato discussed the planting of trees along Willbrook Blvd.
- E. Buildings and Ground - Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A to 1-24-13.

IV. Approval of December 18, 2012, Minutes

Upon a motion by Ms. Cotton, seconded by Mr. Bartha and unanimously accepted, the minutes for the November 29, 2012, minutes were approved as written.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Bartha, seconded by Ms. Cotton and unanimously accepted, the November 2012 financials were approved.

Motion passed.

VI. Unfinished Business

- A. Tennis Courts – Howard B. Jones provided a proposal to resurface the courts at a price of \$11,100.00.
- B. New Association Laptop – Mr. D’Amato advised that, with the director’s approval, he had purchased a new laptop.
- C. Vandalism – Georgetown County Sherriff’s office advised that the vandalism case has been closed with no arrests made
- D. Record Keeping – Mr. D’Amato advised that he had purchased a scanner for the Association to facilitate handling official business and archiving critical Association files and documents.
- E. Christmas Lights – The lights have been removed and stored.

VII. New Business

- A. Trees – A homeowner at 99 Alexander Glennie Drive requested to remove 3 trees. The directors will visit this property to review the request. This request was approved post meeting.
- B. Garage Sale – The garage sale is set for May 4, 2013.

Next Meeting - The next regular BOD Meeting is scheduled for Tuesday, February 12, 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 3:55 p.m.

Phil McLeod
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed