

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
January 28, 2016**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday January 28, 2016 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
John Bartha, Secretary
Dick Baughman, Treasurer
Merry Cotton, Director

Absent was Arthur Voltaire, Vice President

Also present were, Homeowners Ron Brugge, Dave Phillips, Brian Kramer, and Bob Youatt. Bill and Jeanette Renault, from the Covenants Committee. Kimber Ammerata and Amber Bonchack of Kuester Management Group. Mrs. Bonchack 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 for Homeowners – Nothing to report.

III. Committee Reports

A. Social – Mr. D'Amato mentioned that the breaker keeps tripping on the Christmas lights on the rose bushes. Mr. D' Amato noted that he would like for the vendor to make sure everything is working before they leave the property and asked that they do a follow up call afterwards. Merry Cotton to follow up.

B. Covenants Report – Mrs. Renault noted that 30 Crab Trap Court has ignored the violations sent from Kuester and to add another fine to their account and increase it. Mrs. Ammerata noted to Mrs. Renault that the \$50 fine would be sent to 28 Opera Court.

- C. Willbrook Blvd – The road signs will be cleaned up and cart path is getting prepared for re-pavement.
- D. ARB – Fee Changes – At this time, Mr. D'Amato mentioned that the ARB would like to change the way we charge for fees. After a brief discussion, the Board decided to Table the discussion until further information was provided from the ARB.
- E. Building and Grounds – The following items were discussed: The drainage project was underway, Tony Brown will be completing the pool repairs, rose bushes have been trimmed, pine straw and weed spray will take place in February, pool chairs have been covered for the winter and squeegees have been picked up for the tennis courts.

IV. Approval of December 17, 2015, Board of Director Meeting Minutes

Upon a motion made by Mr. D'Amato, seconded by Mrs. Cotton, it was moved to approve the minutes from the December 17, 2015 meeting as written with a name change to the minute section.

V. Kuester Financial Report

At this time, Mr. D'Amato presented the financials from December 31, 2015. Upon a motion by Mr. Bartha, seconded by Mr. D'Amato, it was moved to approve the financials for December 31, 2015, as submitted.

VI. Unfinished Business

- A. Pool House Roof – Mr. D'Amato provided to the Board 2 bids for the roof replacement for the clubhouse. He noted that the roof would be replaced with metal and not shingles. The first bid came in at \$43,000 and the 2nd bid came in at \$31,230. He also noted that the roof came with a 35-year warranty. It was noted that that cost did not cover the Guard House roof replacement and he will have the vendor provide a price. With a motion made by Mr. D'Amato, seconded by Mr. Baughman, it was moved to; approve the bid from B & M Roofing and Sheet Metal for \$31,230 for the replacement of the roof at the clubhouse and Filter Shed.
- B. LBTS Security System – Mr. D'Amato reminded the Board that Tradition owners will have from 1 February to 5 February to secure their entry bar codes. At least one Board member will attend each day.
- C. Drainage Issues –Mr. D'Amato reported that the drainage repairs were underway and Coastal Asphalt will be completing the work. He noted

that a new drain had been added to the list on Tradition Club Drive and the total cost will be \$56,000. Mr. D'Amato also noted that there would be future issues due to the way the piping was installed originally.

- D. AED Training – The price for each owner to pay for this training was discussed. It was noted that Midway Fire Department would charge \$35 per owner. Mr. D'Amato noted that this topic would be tabled until after the annual meeting.
- E. Pool Repair – This project has been tabled until spring, when the roof repair to the clubhouse is complete.
- F. Garage Sale Chairperson – Ms. Cotton stated that an owner has stepped forward to take over the position as Chairperson. It was noted that the garage sale would be scheduled after the seal coating project is scheduled.
- G. Mailings – Annual Member's Meeting notice has been mailed out.

VII. New Business


- A. Prep Meeting - 2/18/16 @ 3:00pm—Mr. D'Amato has requested that Mrs. Ammerata have the January financials and minutes at this meeting to approve.
- B. Chickens – Mr. D'Amato mentioned that the county was now allowing residents to have chickens on their property. Per the master deed they are not allowed in the Tradition community.

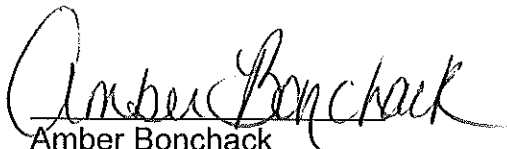
VIII. Next Meeting

- A. The next meeting is scheduled for Thursday, February 25, 2016 at 4:30 pm at Waccamaw High School.

IX. Adjournment

Upon a motion by Mrs. Cotton, seconded by Mr. Bartha and approved, it was moved to adjourn the meeting at 4:24 p.m.

Accepted:

Frank D'Amato, President


Amber Bonchack
Recording Secretary

2-18-16
Date Approved and Signed