

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
July 28, 2011**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, July 28, 2011, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President

Thomas Ellison, Vice President

David Rubin, Treasurer

John Bartha, Secretary

Merry Cotton, Director

Also present was Ronald Brugge, Jeanette and Bill Renault, 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 3:00 p.m. by President Frank D'Amato.

**II. Committee Reports**

A. Social – July 4<sup>th</sup> golf outing was successful. A Par 3 is being scheduled for the fall.

B. Covenants – The By-Laws and Covenants are posted on The Tradition website. Ms. Renault discussed two residents having on-going rust problems.

C. ARB - 188 Sandfiddler Drive – The building and landscaping are now complete.

D. Willbrook Blvd. July/August repaving – The repaving of Willbrook Blvd. should start before the fall school year begins.

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

### **III. Approval of May 26, 2011 Minutes**

Upon a motion by Mr. Rubin and seconded by Ms. Cotton, the minutes for the June 23, 2011, meeting were approved.

Motion Passed

### **IV. Kuester Financial Report**

Upon a motion by Mr. Ellison and seconded by Mr. Bartha, the June 2011, financials were approved.

Motion passed.

### **V. Unfinished Business**

- A. Fire Hydrant Painting – Mr. Reed has volunteered to finish painting the seven fire hydrants remaining.
- B. Investigate Neighborhood Watch with Sherriff's office – A notice will be in the August Newsletter requesting volunteers to implement a neighborhood watch program.
- C. Pool Bottom will need repair/painting - This project will start by closing and draining the pool the end of September. The pool will then be patched, caulked and recoated with non slip material.

### **VI. New Business**

- A. Water Supply from Wells – Two new wells have been installed on Deacon Drive & Tradition Club Drive for landscape irrigation. The Board of Directors approved a plan to transition one of the Tradition Club common areas to Georgetown water supply and to have a second common area near the driving range refitted to use a well supply that produces cleaner water. While we now have sufficient water, we need to eliminate the rust issues.
- B. Seal Coating 2012 – Phase I seal coating will begin in 2012. Mr. D'Amato will obtain three bids for the seal coating. This expense will be funded from the reserve account.
- C. Budget 2012 – Mr. D'Amato will begin work on the 2012 Reserve Schedule. Kuester will begin contacting contractors in preparation for work on the 2012 operating budget.
- D. CD Renewal – Upon a motion by Mr. Rubin, seconded by Mr. Bartha and unanimously accepted, the Board of Directors instructed management to split the Crescent Bank CD and renew for a 5 month term at .75% interest rate.

**Next Meeting**

The next regular BOD Meeting is scheduled for Thursday, August 25, 2011, at 3:00 p.m.

**Adjournment**

Upon a motion by Ms. Cotton, seconded by Mr. Bartha, and unanimously approved, the meeting was adjourned at 4:45 p.m.

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Phil McLeod  
Recording Secretary

Accepted:

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Frank D'Amato, President

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Date Approved and Signed

## Tradition POA Board Meeting

July 28, 2011

### Building and Grounds----Alex Herndon

- Trimmed trees at Willbrook entrance
- Replaced light bulbs around outside of club house
- Installed safety grip handrails at pool
- Repaired umbrella is back on pool deck
- New wells are in on Deacon and Tradition Club Drive
- Trimmed wax myrtles at front entrance pond
- A/C filters to be changed later this week
- More trimming next week