

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
July 24, 2014**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday July 24, 2014 at 3:00 pm 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 Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Alex Herndon, Landscape and Maintenance contractor 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 for Homeowners – No owners were present to address the Board of Directors.

III. Committee Reports

A. Social – Ms. Cotton advised that welcome baskets were distributed that accounted for \$205.39.

B. Covenants Report

55 Lowcountry Lane – Rust/Grass – Mr. McLeod will send a letter advising the owner that the property needs to be maintained.

226 Tradition Club Drive - Lawn – Mr. McLeod will send a letter to the owners advising that unless they contact management within 15 days, Herndon Landscaping will clean up their front and back yards and the Association will invoice them for the work.

- C. Willbrook Blvd – Nothing to report.
- D. ARB Deposit – Mr. D'Amato submitted an ARB deposit of \$850.00 for 256 Sandfiddler Dr.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

IV. Approval of June 26, 2014, Board of Director Meeting Minutes

Upon a motion by Ms. Cotton, seconded by Mr. Voltaire and unanimously accepted, the minutes for the June 26, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire, and unanimously accepted, the financials for June 30, 2014, were approved as submitted.

Motion Passed

Upon a motion by Mr. Voltaire, seconded by Mr. Ellison, and unanimously accepted, the expenses of \$95.40 from Chucks Locksmith, \$127.19 from Office Depot, and \$7.73 from Home Depot were accepted as viable expenses of the Association.

Motion Passed

Upon a motion by Mr. Bartha, seconded by Mr. Ellison, and unanimously accepted, the Board of Directors agreed to accept the payment of \$790.00 from the owner of 55 Lowcountry Lane and authorized the Association attorney to offer the owner a payment plan of \$189.00 per month, which includes the regular monthly assessment of \$64.00.

VI. Unfinished Business

- A. Volunteer Program – Upon a motion by Mr. Bartha, seconded by Mr. Ellison, and unanimously accepted, the Board of Directors approved an expense not to exceed \$2,000.00 for a volunteer appreciation party.
- B. Updated Shutoffs, Panels, Contractors – Mr. Voltaire and Mr. Herndon are working this project.

- C. Landscaping Behind 286 Sandfiddler Drive – This work was completed and expensed to the reserve account.
- D. Tennis Court – This work is complete and expensed to the reserve account.

VII. New Business

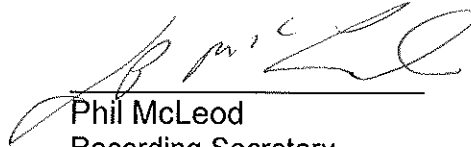
- A. Covenants Books – Mr. D'Amato advised that 25 covenants books are on order from Plantation Printing.
- B. Inspect Troublesome Drains – Mr. Herndon will inspect the drains.
- C. Trim Sidewalk Trees – Mr. Herndon will clear tree limbs from the sidewalks.
- D. Pergola in Pool Enclosure – Mr. Voltaire is soliciting bids to replace the dying vegetation inside of the pool enclosure with a pergola.

Next Meeting

- A. The next meeting will be August 28, 2014 at 3:00 pm.

Adjournment

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire and unanimously approved, the meeting was adjourned at 4:40 p.m.


Phil McLeod
Recording Secretary

Accepted:


Frank D'Amato, President

8-28-14
Date Approved and Signed

EXHIBIT A TO JULY 24, 2014 MEETING MINUTES

Tradition Building and Grounds Report

July 24, 2014

Alex Herndon

- There is a new First-Aid-Kit at the pool.
- The pool pump motor was replaced.
- Supplies for the Club House have been bought.
- Locks were put on the outside breaker boxes at the Club House because the electricity was being turned off by someone.
- Replaced flag at front entrance. Art has extras.
- New heat pump installed at the Club House.
- Chipped tree limbs on Deacon. Work continues at back entrance.