

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

REGULAR MEETING OF THE BOARD OF DIRECTORS

July 29, 2009

MINUTES

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc. held their regularly scheduled meeting on Wednesday, July 29, 2009, at the Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato
Bill Renault
Tom Ellison
Merry Cotton
Ron Eaglin

ESTABLISHMENT OF QUORUM

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association, Jeanne Renault and Allan MacDonald. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 3:10 p.m., having established a quorum.

MINUTES

Upon a motion by Mr. Ron Eaglin and seconded by Tom Ellison, the Minutes of the June 25, 2009 Regular Board Meeting were unanimously approved as written.

FINANCIAL AND COMMITTEE REPORTS

FINANCIAL REPORT

The financial statements for the month of June 2009 had been previously sent to the Board. The Board requested an audit of the Graves Pools account because of, what appeared to be, increased usage and cost. Also, a payment to Prestwick POA was made and questioned by the Board. Ed Kemble was to investigate and respond to the Board with the findings.

Upon a motion by Bill Renault, seconded by Ron Eaglin, and unanimously approved, the financial report was accepted as written.

SOCIAL

Ron Eaglin stated the Fourth of July golf outing netted neither profit nor loss.

COVENANTS

The Covenants Committee briefed the issues about several properties that were out of compliance with the Covenants for the month of June 2009.

Ed Kemble, Association Manager, was instructed to write four homeowners who are in violation of the rules and was instructed on the level which should be assigned to each letter, i.e. an infraction with a fine or an infraction without a fine.

ARCHITECTURAL REVIEW COMMITTEE

Frank D'Amato delivered to Ed Kemble a check for \$850.00 as a deposit for new construction/major alterations.

WILLBROOK BOULEVARD

The proposal for a new sign at the Litchfield Market Village shopping area was rejected by Tradition and other associations due to size, type and location. Another meeting will be held by the shopping area owners to propose a different type, size and location for the sign.

BUILDING AND GROUNDS

Art Voltaire briefed June's building and grounds issues (See Exhibit B). Recent issues with the current contractor have led the BOD to consider other options.

UNFINISHED BUSINESS

Frank D'Amato asked the Board if they could have a meeting with the accountant in reference to the further development of Reserve requirements. The accountant has evaluated and developed a new schedule and the procedure will be discussed at the meeting.

Frank D'Amato will contact the Waccamaw High School to discuss purchasing a podium and microphone for the school. It was also suggested that an audio system provider be considered to set up a public address system in the clubhouse.

Art Voltaire stated that he had discussed the over-charging by the landscaper with Mr. Pryor, owner of the landscaping company. A plan was agreed upon for repayment by the landscaper.

NEW BUSINESS

The new insurance provider has given Tradition a new incident report that is standard to the insurance provider. This form will expedite the processing of insurance claims, due to time presently spent finding and re-entering information from other non-standard forms.

Frank D'Amato purchased, with the approval of the Board, several pieces of new pool furniture. The primary purpose was to get the opinions of the owners using the new furniture and also to replace broken furniture.

A banking resolution was signed by Frank D'Amato and Tom Ellison permitting select individuals within Chicora Association Management to manage the bank accounts for the Association (See Exhibit C).

The next meeting of the Board will be August 27, 2009 at 3:00 p.m. at the Tradition Clubhouse in Litchfield, South Carolina.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 5:10 p.m.

Ed Kemble
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved & Signed