

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
July 26, 2012**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, July 26, 2012, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
David Rubin, Treasurer
John Bartha, Secretary
Merry Cotton, Director

Thomas Ellison, Vice President was absent

Also present were Alex Herndon, Buildings and Grounds Manager, Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, and Phil McLeod from Kuester Management Group. Mr. McLeod 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 – Labor Day Golf September 2 – Tom Strasser is in charge of this event.
- B. Covenants Report – Ms. Renault provided a committee report. Mr. McLeod will send a letter to the owners of 226 Tradition Club Drive. Mr. D'Amato will discuss removing the chair in the driveway with the owner of 14 Boatman Drive.
- C. ARB – Nothing to Report.
- D. Willbrook Blvd – Georgetown County will paint merge lines in front of the Piggly Wiggly to direct traffic to the right of the throughway.
- E. Buildings and Ground - Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A 7-26-12

III. Approval of May 26, 2011 Minutes

Upon a motion by Mr. Rubin, seconded by Mr. Bartha and unanimously accepted, the minutes for the June 29, 2012, meeting were approved as written.

Motion Passed

IV. Kuester Financial Report

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

Motion passed.

V. Unfinished Business

- A. Historic Lane Drainage Improvement – Upon a motion by Mr. Bartha, seconded by Ms. Cotton and unanimously approved, the Board of Directors voted to expend \$4,010.00 to improve the drainage of the Historic Lane area.
- B. Neighborhood Meet and Greet – Mr. Bartha provided a summary of the event preparations.
- C. ARB Issues and Fine Structure – Mr. D'Amato will meet with the ARB to discuss ARB procedures and fines.
- D. Record Keeping – Mr. McLeod will research local companies to scan Association files to DVD's to make room in the storage files.
- E. Road Sign – Mr. Herndon has the sign to be placed on the north side of Willbrook Boulevard to direct traffic to the Willbrook Plantation Golf Course entrance. Mr. Hendon will install the sign next week.
- F. Pool Resurfacing Bid - Upon a motion by Mr. D'Amato, seconded by Mr. Rubin and unanimously approved, the Board of Directors voted to expend \$17,650.00 to hire Aquatic Systems Technology to resurface the Tradition pool.

VI. New Business

- A. Well Drilling – Upon a motion by Mr. D'Amato, seconded by Mr. Rubin and unanimously approved, the Board of Directors voted to expend \$11,000.00 to have a deep well drilled to provide clear irrigation water on the west side of Tradition Club Drive.
- B. BOD Meeting Change – Mr. D'Amato changed the August Board of Directors meeting to August 23rd at 2:00 pm.

Next Meeting

The next regular BOD Meeting is scheduled for Thursday, August 23, 2012, at 2:00 p.m.

Adjournment

Upon a motion by Mr. Bartha, seconded by Ms. Cotton unanimously approved, the meeting was adjourned at 5:15 p.m.

Phil McLeod
Recording Secretary

Accepted:


Frank D'Amato, President

8/23/12
Date Approved and Signed

EXHIBIT A TO 7-26-12

Tradition board Meeting

July 26, 2012

Building and Grounds Report—Alex Herndon

- Sign made and placed for golf course directions
- Received new bid for pool
- Patched sod at club house
- Received bid for Historic drain
- Picked up cleaning supplies
- Working on berm on KRR
- B and G Manager has to get up at 3am to cook, so please excuse him early today.