

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
July 25, 2013**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, July 25, 2013, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President

Merry Cotton, Director

Thomas Ellison, Vice President

John Bartha, Secretary

Absent was Arthur Voltaire, Treasurer

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Walter Murren, homeowner, Richard (Dick) Nielsen, homeowner, Alex Herndon, Buildings and Grounds Coordinator, 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** – Mr. Nielsen advised that street lights were remaining on at Thrasher Court due to blockage from tree foliage.

**III. Committee Reports**

A. Social 4<sup>th</sup> of July Golf – The golf tournament was a success and was attended by 86 owners.

B. Covenants Report – Ms. Renault provided the covenants briefing.

Upon a motion by Mr. D'Amato, seconded by Mr. Ellison and unanimously agreed, the Board of Directors voted to fine the owner of 222 Tradition Club Drive \$100.00 for failure to remove a golf cart from their driveway after months working with the home owner.

Upon a motion by Mr. D'Amato, seconded by Mr. Bartha and unanimously agreed, the Board of Directors voted to fine the owner of 1492 Tradition Club Drive \$50.00 for failure to maintain their lawn.

Upon a motion by Mr. D'Amato, seconded by Mr. Ellison and unanimously agreed, the Board of Directors voted to fine the owner of 1453 Tradition Club Drive \$50.00 for failure to maintain their lawn.

- C. ARB – Mr. D'Amato advised that the BOD had approved the removal of three trees from 265 Deacon Drive.
- D. Willbrook Blvd – Nothing to Report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

### **III. Approval of June 27, 2013, Board of Director Meeting Minutes**

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously accepted the minutes for the June 27, 2013, meeting of the Board of Directors were approved as submitted.

Motion Passed

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

Upon a motion by Mr. Bartha, seconded by Mr. Ellison and unanimously accepted, the financials for June 30, 2013, were approved as submitted.

Mr. D'Amato advised that \$5,000.00 had been authorized to be transferred from the money market to the operating account to cover unbudgeted expenses.

Upon a motion by Mr. D'Amato, seconded by Mr. Bartha and unanimously accepted, the Board of Directors voted to begin foreclosure proceedings on 311 Deacon Drive.

### **V. Unfinished Business**

- A. Pool Trees and Deck – Mr. D'Amato advised that the trees around the pool had been cut back and the community volunteers would be coating the pool deck in the fall.
- B. Completed Projects – Mr. D'Amato briefed the directors on the completed projects at Confederate Lane, the entrance at Tradition Club Drive and the irrigation pumps.

- C. Pool Deck – The community volunteers would be coating the pool deck in the fall.
- D. Volunteer Program – Mr. Bartha provided a briefing on the ongoing volunteer program
- E. Life Saving Classes - Mr. Voltaire will investigate getting certified as an instructor.

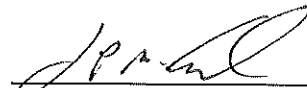
**VI. New Business**

- A. Vandalism – Mr. D'Amato briefed the directors on the results from vandalism to the Tradition signage.
- B. Pool Locks – Ms. Cotton asked about the possibility of installing a card reader system to the pool and clubhouse. The consensus of the directors was that this system would result in a major expense to the Association.
- C. August BOD Meeting Change – Mr. D'Amato announced that the next meeting of the Board of Directors would change to August 29, 2013 at 3:00 p.m.

**Next Meeting** - The next regular BOD Meeting is scheduled for Thursday, August 29, 2013, 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

## EXHIBIT A TO 7-25-13

Tradition Club

Building and Grounds Report

July 24, 2013

Alex Herndon

- Signs ordered for Historic, club house and pool.
- Replaced tennis court trash cans.
- Installed new Boatmen sign
- Rain gauges have been installed. Cost of \$500, pump relay at back entrance \$175.
- Bushes, including roses are being trimmed.
- Turf fertilization is scheduled for next week.
- Tree limbs have been cut at Basket Maker sign..
- Call for repairing back fountain has been made. Waiting for parts.
- Pool tile cleaned.
- Fixed hand rail zippers at no cost.
- Tree job at pool is completed for \$2200.