

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
June 24, 2010**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, June 24, 2010 at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:  
Frank D'Amato, President  
Tom Ellison, Vice President  
Dave Rubin, Treasurer  
Merry Cotton, Director

Bud Knittel, Secretary was absent.

Also present were homeowners Ron Brugge and Jeanette Renault. Alex Herndon on behalf of Buildings and Grounds, along with Laura Kniffin, Association Manager representing Kuester Management Group were also present. Laura Kniffin served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:05 p.m. by President Frank D'Amato.

**II. Open forum for Homeowners – None at this time.**

**III. Committee Reports**

**a. Social Committee – Merry Cotton**

- a. 4<sup>th</sup> Of July Golf – Sign up sheet is at the pro shop.
- b. Jazz Concert – Thirty seven (37) people attended the jazz concert, which was very well done. Same performers were also performing at Brookgreen Garden. Discussion to have another one August 6, 2010.

**b. Covenants Committee – Jeanette Renault**

1. Laura Kniffin was given a list of letters to go to residents still not in compliance with the mailbox numbering, some are second notices and will contain warnings of a \$50.00 fine.
2. Laura Kniffin will contact legal council Kim Campbell concerning the ability to lien a resident over covenant violations.

**c. ARB – Frank D'Amato**

John McLaughlin reported that there has been \$20,000 in non refundable deposits contributed since 1998.

Request for tree removal received from 119 Confederate. Tom Ellison and Frank D'Amato reviewed the request and approved the removal of two trees.

**d. Willbrook Blvd. – No report at this time.**

**e. B&G – Alex Herndon – Exhibit A**

**VI. Approval of May 27, 2010 Minutes**

Upon a motion by Dave Rubin and seconded by Merry Cotton, the minutes for the May 27, 2010 meeting were approved as written.

Motion passed.

**V. KMG Financial Report**

The 2010 May financials were tabled.

Laura Kniffin had written a letter requesting an adjustment for the clubhouse water bill, which was high during the period of emptying the pool for repairs. Georgetown Water and Sewer issued a \$200.00 credit.

**VI. Unfinished Business**

- a. School traffic – Tabled till August, 2010.
- b. Clubhouse upgrades for 2010 – ongoing. Furniture has been ordered.
- c. Fire Hydrant Painting – ongoing. Don Reed to be commended and a note of special thanks to be put on the website and newsletter.
- d. Rear Entrance – Sink Hole – has been repaired. Curbing and Blacktop to follow.
- e. Phone Directory – Special thanks to Bill Renault, the new phone directories have been distributed.
- f. Buildings and Grounds Contract – has been signed by Frank D'Amato and Alex Herndon.
- g. Clubhouse security cameras – Tabled

**VII. New Business**

- a. Street Repairs – July 6, 2010 start date.
- b. Director's Resignation

Upon a motion by Frank D'Amato and seconded by Merry Cotton, the Board accepts the resignation received from Bud Knittel and approves inviting John Bartha to fulfill Mr. Knittel's term.

Motion passed.

- c. Insurance – It was brought to the Boards attention the need for waivers from the Tradition Aerobics Club formally known as water aerobics group. Exhibit B.

**VIII. Next Meeting**

- a. Next regular BOD Meeting is scheduled for Thursday, July 22, 2010 at 3:00 p.m. at the Clubhouse at Tradition of Willbrook Plantation in Litchfield, South Carolina.

**IX. Adjournment**

Upon a motion by Dave Rubin and seconded Merry Cotton the meeting was adjourned at 4:45 p.m.

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Laura Kniffin, CMCA, AMS, PCAM  
Recording Secretary

Accepted:

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Frank D'Amato

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Date Approved and Signed