

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
June 27, 2013**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, June 27, 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
Arthur Voltaire, Treasurer

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Mr. and Ms. Dodson, homeowner, 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** – The owners of 651 Tradition Club Drive addressed the directors regarding the ARB denial of a metal roof on their rear porch. Mr. D'Amato explained that the ARB had previously denied other similar requests based on the community architectural guidelines and the ARB's denial would stand.

III. Committee Reports

- A. Social 4th of July Golf – The golf tournament is on schedule.
- B. Covenants Report – Ms. Renault provided the covenants briefing. The Board of Directors agreed to extend a previous fine for 222 Tradition Club Drive. The Board agreed to fine 1492 Tradition Club Drive. The Board agreed that management would send a violation notice to 1453 Tradition Club Drive for failure to maintain their landscaping.

C. ARB – Nothing to Report

D. Willbrook Blvd – Tradition Association contributed \$300.00 to the installation of patriotic flags for the 4th of July.

E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

III. Approval of May 23, 2013, Board of Director Meeting Minutes

Upon a motion by Mr. Voltaire, seconded by Mr. Ellison and unanimously accepted, the minutes for the May 23, 2013, meeting of the Board of Directors were approved as submitted.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Ms. Cotton, seconded by Mr. Voltaire and unanimously accepted, the financials for May 3, 2013, were approved as submitted.

Upon a motion by Mr. D'Amato, seconded by Mr. Bartha and unanimously accepted, the directors voted to move \$50,000.00 from the Community Association Bank Reserves to purchase a 52 week certificate of deposit at Horry County State Bank.

V. Unfinished Business

A. Covenants Books – Mr. D'Amato provided a sample of the new covenants books for new owners and a new mailing will be executed at the end of the year. Mr. D'Amato and Mr. McLeod will attempt to obtain the amendment for the Resale Transfer Fee to include in the final printing of the covenants books.

B. Bridge Bricks – This is addressed on the buildings and grounds report.

C. Front Tradition Logo and Sign Repair – This is addressed on the buildings and grounds report.

D. Volunteer Program – Mr. Bartha is overseeing this ongoing program.

VI. New Business

A. Pool Trees and Deck – Arcadia Tree Trimming will cut back the trees around the pool deck.

B. August Board Meeting – The August Board of Director's meeting will be held on August 29th, 2013 at 3:00 p.m.

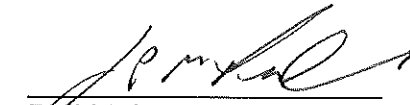
C. New Sink Hole on Cobblestone – Completed by Williams Enterprise.

D. Life Saving Classes – Mr. Voltaire will investigate getting certified as an instructor.

Next Meeting - The next regular BOD Meeting is scheduled for Thursday, July 25, 2013, at 3:00 p.m.

Adjournment

Upon a motion by Mr. Bartha, seconded by Mr. Ellison and unanimously approved by the board, the meeting was adjourned at 4: 033 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

7-25-13
Date Approved and Signed

EXHIBIT A TO 6-27-13

Tradition Club

Building and Grounds Report

June 27, 2013

Alex Herndon

- New clock was installed on pool deck.
- Coastal Asphalt has finished repairs.
- Irrigation repairs on Deacon are completed.
- Palnt for bridge is in guard house.
- Sinkhole on Cobblestone is repaired.
- Art and I have repainted front and back entrance signs.
- New "T" logo sign has been made.