

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
June 25, 2015**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday June 25, 2015 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
John Bartha, Secretary
Dick Baughman, Treasurer
Merry Cotton, Director

Arthur Voltaire, Vice President was absent

Also present were Ron Brugee, Homeowner, Dave Philips, Homeowner, Debbie Heller, Homeowner, Bob Youatt, Homeowner, Bill and Jeanette Renault, Covenants Committee, 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. Youatt expressed concern over speeding vehicles and lack of turf along the intersection of Historic Drive and Tradition Club Drive which was causing sand to accumulate in front of his home. Mr. D'Amato advised that he will have the landscape company look at this area and take corrective action. Mr. D'Amato asked if anyone had vehicle description or license numbers of speeding vehicles, to provide that information to a Board member and the Association will take action against the offenders.

Mrs. Heller advised that she was interested in teaching yoga classes at the clubhouse. Mr. D'Amato asked Mrs. Heller to solicit for participants to see if she could get enough volunteers to reserve the clubhouse. Mr. D'Amato also advised that Mrs. Heller could advertise in the newsletter and website.

III. Committee Reports

- A. Social – July 4th Golf Tournament – The July 4 golf tournament is scheduled. The Board of Directors sponsors the tournament with no out of pocket expense to the Association.
- B. Covenants Report – New Covenants books were delivered. Mrs. Renault provided a brief to the directors on recent covenants violations. The Board of Directors will investigate the flower box at 55 Low Country Lane. The Board of Directors discussed options for assisting 226 Tradition Club Drive with their landscape issues. The Covenants Committee will continue to monitor the situation.
- C. Willbrook Blvd – Mr. D’Amato has four volunteers to place the flags along Willbrook Blvd for the 4th of July. The Presidents of Reserves HOA, Willbrook HOA and Tradition POA will coordinate volunteers for future volunteers to place the flags on the major holidays.
- D. ARB – Mr. D’Amato provided ARB Deposits to Mr. McLeod for 120 Alexander Glennie.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

IV. Approval of May 28, 2015, Board of Director Meeting Minutes

Upon a motion by Mrs. Cotton, seconded by Mr. Bartha and unanimously accepted, the minutes for the May 28, 2015, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Baughman, seconded by Mr. Bartha and unanimously accepted, the financials for May 31, 2015, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Pergola – Mr. Herndon is putting screening on the top of the pergola to increase the shade underneath. Mr. Billings is installing hurricane ties to comply with county regulations.
- B. Pickelball Rules – New rules require the courts to be closed when wet and proper shoes to be worn. This will be posted in the newsletter.

- C. Pool Grill – Mr. D’Amato is spearheading the posting of rules for use of the grill. Mr. Billings is installing additional fire wall protection between the grill and the clubhouse.
- D. FEMA Resolution – The signed resolution was delivered to the Board of Directors of Debordieu. They will engage the county for assistance for future storm cleanup.
- E. AED Training – Midway Fire Department will provide the training in the fall. Mr. D’Amato is coordinating this event.
- F. Refrigerator – The new refrigerator is installed and the previous refrigerator was sold at cost.

VII. New Business

- A. New Umbrellas – 9 new umbrellas have been purchased for the pool.
- B. Common Elements – Mr. D’Amato advised that he and Mr. Herndon will work on coordinating repairs to the common areas that need attention based on available funds.
- C. New Flags – New flags were purchased for Willbrook Road.

VIII. Next Meeting

- A. The next meeting is scheduled for Thursday July 23, 2015 at 3:00 pm.

IX. Adjournment

Upon a motion by Mr. Bartha, seconded by Mr. Baughman and unanimously approved, the meeting was adjourned at 4:08 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D’Amato, President

7-23-15
Date Approved and Signed

EXHIBIT A TO 6-25-15 BOARD MEETING MINUTES

Tradition Building and Grounds Report

Alex Herndon

June 25, 2015

- Installed screen on top of the pergola to help create more shade.
- Purchased larger, 9 foot, umbrellas for the pool area.
- New refrigerator is in and the old one has been sold.
- Installed fire extinguisher by the grill.
- A few pool chairs are in for repairs.
- Put up new flags at the entrances.
- The fire Inspector has requested new signage and new batteries for the exit lights. Should be done this week.
- Can we purchase two additional concrete tables for the pool?