

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
June 22, 2017**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, June 22, 2017 at the Owner's Clubhouse.

- I. Opening of the Meeting
Present were Board Members:
Frank D'Amato, President
Dick Baughman, Vice President
John Bartha, Secretary
Brian Kramer, Treasurer
Debbie Moeller, Director

Also present were homeowners: Jeanette Renault, Bill Renault, and Ron Brugge

Upon an establishment of a quorum, President Frank D'Amato called the meeting to order at 9:30 a.m.

- II. Open forum for Homeowners
- III. Committee Reports
- a. **Social Committee** – Debbie presented a letter to the rest of the Board requesting to send out to the realtor companies to help facilitate a smooth transition into Tradition at Willbrook Plantation (See attached letter)
- b. **Covenants Committee** – Moved to Executive Meeting.

- c. **Willbrook Blvd** – Frank gave update that there are still leaks and the road will be getting a temporary patch repair done.
 - d. **ARB- Refund Check**- release for 24 Lamplighter Court – Driveway extension and walkway has been completed \$250.00 impact deposit will be issued. Reeves #74946 \$2,000 refundable deposit \$250.00.
 - d. B&G – Alex gave a report (see exhibit A) Alex was also issued a new Tradition credit card by Kuester Management Group per Board request.
- IV. **Approval of May 25, 2017 Minutes, Garage sale report and April B&G report** -Debbie Moller motioned to approve the May 25, 2017 meeting minutes and seconded by Dick Baughman. All in favor motion passed.
- V. **Tradition Financial Report** -May 2017 Brian Kramer made a motion to accept the May 2017 final report 2nd by Debbie Moller. Mitzi Carley let the Board know that the change on the wording for the balance sheet for Property & Equipment under line items Land will be changed to Capital Improvement on the June 2017 financials.
 - a. **Welcome Wagon Reimbursement** - \$220.29 to be reimbursed to Pat Crismmins.
 - b. Tradition expense card – Harbortown #02780, in the amount of \$138.60 River Rock and Harbortown # 02787 in the amount of \$138.60 River Rock.
 - b. **Pool House Rental** - \$50.00 to be deposited into the operating account.
 - c. **Frank D' Amato Check** – \$50.00 License plates to be deposited into the operating account.
- VI. Unfinished Business
 - a. Wi Fi – Pool Area – Dick Baughman talked about different options for wi fi service for the pool area. Board discussed possibly getting a bundle package for the clubhouse cable TV and Wi Fi pool area service. Dick Baughman will get more pricing for the July 27, 2017 meeting for review.

- b. Realtors Letter – Debbie Moller will be making a few changes and presenting to the rest of the Board Members for review.
- VII. New Business**
- a. Pool Permit – Mitzi Carley provided the pool permit to Alex and he will post the permit at the pool.
 - b. Volunteers- John Bartha talked about the painting projects and the ongoing projects that the volunteers are working on. He submitted two receipts for reimbursement for paint for the columns in the amount of \$32.27 and paint for lights in the amount of \$27.41.
 - c. Donations -
- VIII. Meeting adjourned at 11:15am**
- a. Next Meeting – Thursday July 27, 2017 at 3:00pm