

TRADITION AT WILLBOOK PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
OPEN MEETING OF THE BOARD OF DIRECTORS
June 28, 2018
Minutes

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, June 28, 2018 at the Owner's Clubhouse.

Present Board Members

Frank D'Amato, President
Dick Baughman, Vice President
John Bartha, Secretary
Brian Kramer, Treasurer -Absent
Debbie Moeller, Director

- I. **Call to order** – Frank D' Amato called the meeting to order at 3:39 p.m.
- II. **Open forum for Homeowners** – No homeowners present.
- III. **Committee Reports**
 - a. Social – July 4 golf tournament- Frank D'Amato spoke about the Association is sponsoring the event at no cost to the homeowners.
 - b. Willbrook Blvd – Nothing new to report.
 - c. ARB – Nothing new to report.
 - d. B&G – B&G- Alex Herndon presented his report to the Board (See Appendix A)
- IV. **Approval of May 31, 2018 Minutes Open Meeting-** John Bartha made a motion to approve the May 31, 2018 open meeting minutes and the B&G report seconded by Debbie Moeller. All in favor motion passed.
- V. **Tradition Financial Report**
 - a. **Receipts / Checks –**
 1. Frank D' Amato provided two checks \$25.00 each for pool house rental fee.
Frank D' Amato provided three receipts all items purchased on the POA card.
 - BI-LO - Summer event (Drinks) \$17.94
 - Walmart Summer Event (Swanson Broth) \$43.18
 - Bagel Caffe \$24.74 purchase business meeting.
 2. Marry Ellen Campbell – Provided seven receipts submitted for reimbursement.
 - Walmart Summer Event Centerpieces (Flowers)\$27.79
 - Walmart Summer Event Centerpieces \$22.26
 - BI-LO Summer event (Party) \$33.67
 - BI-LO Summer event food \$11.98
 - Costco Summer event food \$161.56
 - BI-LO summer event food \$110.46
 - Containers \$12.00 (email from BOD member approving the \$12.00 without a receipt.)

3. Rose Perry – Provided two receipts submitted for reimbursement
 - Costco Summer Event (Popcorn) \$11.98
 - Amazon Summer Event (Tablecloths) \$49.45
 4. Ginny Di Maria – Provided one receipt submitted for reimbursement
 - Dollar Store Summer Event (Decorations) \$46.44
 5. John Bartha – Provided three receipts submitted for reimbursement
 - Costco – Summer Event (Meat & Buns) \$269.71
 - Dollar Store- Summer Event (Poster Board) \$2.14
 - Dollar Store- Summer Event (Foil Pans) \$24.61
 6. Debbie Moeller – Provide three receipts submitted for reimbursement
 - Lowes Foods (Cookies)\$59.94
 - Chair Rental \$36.50
 - Dollar Store (Misc.- items) \$19.12
- b. **CD** – Frank D’ Amato talked about the final purchase of the CD. The CD was purchased for \$100,000.00 at 2.00%. The new CD will reflect on the June 2018 financials.
- c. **Approve May Financial Report**- Frank D’Amato presented the financials report. John Bartha made a motion to accept the May 2018 financials seconded by Dick Baughman. All in favor motion passed.
- d. **Wylie’s Lawn and Sprinkler Service Invoices**- Frank D’Amato spoke about how the Association was presented with invoices from 2017 and 2018 that had never been provided to the Management company nor the Board of Directors. Alex Herndon reviewed the invoices and confirmed that all this work had been done in the past. Frank D’Amato made a motion to pay the eight invoices total amount \$5,619.00 all invoices to be paid with GL code 6550 General Maintenance seconded by Debbie Moeller. All in favor motion passed.

VI. Unfinished Business

- a. Drainage Repairs – Three areas have been reviewed that will need work.
- b. WTS security system – Debbie Moeller made a motion that the Board will research the possibility of installing cameras at the pool and in the clubhouse.
- c. Spectrum Service – Meeting date will be scheduled to speak with the homeowners about the spectrum option for cable and internet. All details will be sent out via email blast.
- d. Sign Repairs – The sign repairs are still in progress.
- e. Covenants/ARB Update – No new updates.
- f. Community Social – Debbie Moeller spoke about the success of the event. (See Appendix B)

VII. New Business

- a. Pool Inspection – Frank D’Amato spoke about the pool signs that needed to be changed per DEHC. This has been completed.
- I. **Meeting Adjourned-** John Bartha made a motion to adjourn the open meeting at 5:20 p.m. seconded by Dick Baughman. All in favor motion passed. Next BOD meeting, Thursday July 26 at 3:15 p.m.