

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

REGULAR MEETING OF THE BOARD OF DIRECTORS

June 25, 2009

MINUTES

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc., held their regularly scheduled meeting on Thursday, June 25, 2009 at the Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato
Bill Renault
Tom Ellison
Merry Cotton
Ron Eaglin

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association. Ed Kemble served as Recording Secretary. Jeanette Renault, from the Covenants Committee and Art Voltaire, Manager, Building and Grounds, were also present. Frank D'Amato served as Chairman and opened the meeting at 3:00 p.m. once he determined there was a quorum.

FINANCIAL AND COMMITTEE REPORTS

FINANCIAL REPORT

The financial statements for the month of May 2009 had been previously sent to the Board. There were several issues relating to finances.

A CD will mature on June 28, 2009. Ed Kemble is to contact the Board for approval of interest rate and term.

A question arose as to the nature of an expenditure of \$4,895.00 from the "unallocated" item in the Reserve Cash Analysis. It was determined the expenditure was for the Reserve Study conducted in 2009.

Upon a motion by Ron Eaglin, seconded by Bill Renault, and unanimously adopted, the Financial Report for May 2009 was approved as written.

SOCIAL COMMITTEE

The July 4th Golf Tournament has 46 individuals signed up as of this date.

COVENANTS COMMITTEE

The Covenants Committee will be handing out a flyer on mailbox maintenance.

A contractor spilled concrete coating in the street while coating a resident's driveway. Art Voltaire stated he would have the homeowner call the contractor back to clean up the spill.

WILLBROOK BOULEVARD

Striping on Willbrook Blvd. has recently been accomplished. The Board is skeptical that Willbrook Blvd. will be totally repaved by the county.

BUILDING AND GROUNDS

(See Exhibit A)

Art Voltaire stated that he will instruct a resident on rust removal.

Art Voltaire requested that the Board approve the removal of the neighborhood signs throughout Tradition, i.e., Weston Place, Hunters Ridge, etc. These are the names the developer gave to each area when being built. The Board approved the removal of the neighborhood signs. The rationale was that to have each sign painted would be expensive and they are no longer needed. The Board also stated that Art Voltaire should contact Island Signs to paint the remainder of the signs that are in need of paint within Tradition.

MINUTES

Upon a motion by Bill Renault, seconded by Tom Ellison, and unanimously adopted, the Minutes of the May 28, 2009 regular Board meeting were approved as written.

UNFINISHED BUSINESS

Ed Kemble gave Frank D'Amato a check for \$500 to present to the Litchfield Beautification Committee.

The BOD along with a committee of residents, continues to analyze and modify, based on actual contractor prices, the Reserve Study. Final results will appear in the 2010 budget.

Frank D'Amato stated he would wait until school was out and talk to the school about additional audio equipment for both the school and the Association.

The tree removal at 123 Deacon was approved.

The new Tradition directory has been delivered in weather-proof bags and placed into the mailboxes of each resident.

NEW BUSINESS

The Board stated that it would not respond to anonymous letters, but would keep the individuals who write letters anonymous. Concerns should be addressed to the web site.

The Board opted not to sign a Banking Resolution that would allow certain representatives at Chicora to open and close bank accounts. The rationale is that there should be at least one Board member included in the transfer to insure funds security.

The BOD is monitoring the property at 1728 TCD for landscaping.

The locks at the pool house have been changed, and Tom Ellison will pass new keys to residents who head up association groups on June 27, 2009.

Art Voltaire would like the account information for accounts 0410 thru 0492 from the General Ledger each month.

Frank D'Amato gave \$15.00 to Ed Kemble for the sale of two license plates.

A meeting will take place on Wednesday, July 1, 2009, at 10:00 a.m. at the Clubhouse at Tradition, to discuss overcharging issues with Pryor Landscaping. Ed Kemble, Frank D'Amato and Art Voltaire will represent the Association.

Ed Kemble was instructed by Art Voltaire and the Board to procure approval from them to pay all invoices from Pryor Landscaping.

The next regularly scheduled meeting will be July 30, 2009 at 3:00 p.m. at the clubhouse.

ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 5:20 p.m.

Ed Kemble
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved & Signed