

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
June 23, 2011**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, May 26, 2011, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Thomas Ellison, Vice President

David Rubin, Treasurer

Merry Cotton, Director

Absent was John Bartha, Secretary

Also present was Ronald Brugge, Jeanette and Bill Renault, and Phil McLeod from Kuester Management Group. Mr. McLeod served as recording secretary.

A quorum was established and the meeting was called to order at 3:00 p.m. by President Frank D'Amato.

II. Committee Reports

A. Social – July 4th golf outing

The golf outing is set for the 4th with notices posted.

B. Covenants

Mr. Brugge proposed to begin sending Covenant Committee letters to absentee owners via e-mail. Kuester Management will send letters to absentee owners requesting their e-mail address. Once Kuester Management has the absentee owner e-mail distribution list, Kuester will forward to Ms. Renault.

C. ARB

188 Sandfiddler Drive – The owners have an approved landscape plan. The \$500.00 fine is tabled until the July 28th meeting.

D. B&G – Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A.

a) Coastal Pond Solutions submitted a proposal to maintain the Tradition retention ponds. Mr. D'Amato asked Mr. Herndon to

have the contractor provide pricing for the fountain pump maintenance.

- b) Mr. Eaglin submitted an invoice for damage to his irrigation. Mr. Herndon will reimburse Mr. Eaglin.

III. Approval of May 26, 2011 Minutes

Upon a motion by Ms. Cotton and seconded by Mr. Rubin, the minutes for the May 26, 2011, meeting were approved.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Mr. Ellison and seconded by Ms. Cotton, the May 2011, financials were approved.

Motion passed.

V. Unfinished Business

- A. Fire Hydrant Painting – Mr. Reed is continuing his work painting the fire hydrants.
- B. Investigate Neighborhood Watch with Sherriff's office – This action is tabled until Mr. Bartha returns.
- C. Pool Bottom Painting – This project will be completed in the fall.

VI. New Business

- A. County Redistricting – Tradition at Willbrook plantation will remain in district 1.
- B. Web Site Expense – Mr. D'Amato provided an invoice to Mr. McLeod for payment of the quarterly website expense.
- C. New Home on Sandfiddler - The owners have an approved landscape plan. The \$500.00 fine is tabled until the July 28th meeting
- D. Water Supply from Wells - Mr. Herndon is getting pricing to install two additional wells for landscape irrigation.
- E. Seal Coating – Mr. D'Amato reminded the Board of Directors that it is time to start getting pricing for seal coating. Mr. D'Amato is interested in trying a company smaller than Palmetto Paving.

Next Meeting

The next regular BOD Meeting is scheduled for Thursday, July 28, 2011, at 3:00 p.m.

Adjournment

Upon a motion by Ms. Cotton, and seconded by Mr. Rubin and unanimously approved, the meeting was adjourned at 4:35 p.m.

Phil McLeod
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed