

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
June 29, 2012**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Friday, June 29, 2012, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
John Bartha, Secretary
David Rubin, Treasurer
Merry Cotton, Director

Thomas Ellison, Vice President, was absent.

Also present were Alex Herndon, Buildings and Grounds Manager, Jeanette Renault, Covenants Committee, Ron Brugge, homeowner, Phil McLeod from Kuester Management Group. Mr. McLeod served as recording secretary.

A quorum was established and the meeting was called to order at 3:02 p.m. by President Frank D'Amato.

II. Committee Reports

- A. Social – July 4th golf - The July 4th golf tournament is set with Tom Strasser in charge.
- B. Covenants – Ms. Renault advised that the owner at 83 Alexander Glennie Drive had responded that his garage door was not being left open for extended periods. The Covenants Committee will monitor this situation from 28 June to July 13 and will report back to the Board of Directors.
- C. ARB – Two tree permits were requested. One permit was delivered and one will be hand carried to the owner of 295 Deacon Drive by Mr. D'Amato.
- D. Willbrook Blvd – Nothing to report.
- E. Buildings and Grounds - Mr. Herndon discussed and submitted a Building and Grounds Report entered as Exhibit A.

III. Approval of Meeting Minutes

Upon a motion by Ms. Cotton, seconded by Mr. Bartha, and unanimously adopted, the minutes from the May 24, 2012, Board of Directors meeting

were approved with a spelling correction to the name of Mr. Hicswa under paragraph V. A.
Motion passed.

IV. Kuester Financial Report

Upon a motion by Mr. Rubin, seconded by Ms. Cotton, and unanimously adopted, the May 2012 financials were approved.
Motion passed.

V. Unfinished Business

- A. Tile work – Mr. Tom Hicswa completed the kitchen backsplash.
- B. Historic Lane drainage issues – Mr. Herndon will contact Williams Enterprises to complete the drainage cleanout.
- C. Neighborhood meet your neighbor – Mr. Bartha and Ms. Cotton provided an update of the planning for the July 27th event.

VI. New Business

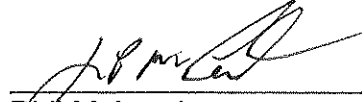
- A. ARB issues and fines – Many residents are making changes to their exteriors without ARB approval. Mr. D'Amato plans to add a reminder of the ARB requirements on the website. In addition, the ARB is meeting to discuss implementation of a stronger fine schedule to deter future violations.
- B. Tree Permit 295 Deacon Drive - Mr. D' Amato will deliver the owner's tree permit and discuss cleaning up the owner's back yard.
- C. Record Keeping – Mr. D'Amato will review the requirements for destruction of old records. Mr. McLeod offered to assist in this endeavor.
- D. Golf Course Issues – Owners are clearing their backyards and encroaching on the Tradition golf course property. Frank will meet with the golf course superintendent to discuss this issue.
- E. South Carolina Digging Law – Mr. D'Amato advised that no digging should be undertaken without first requesting a utilities locate by dialing 811. Utilities will be located and marked free of charge to homeowners.
- F. Road Sign – Mr. Herndon will have a sign fabricated and installed on the north side of Willbrook Boulevard to provide direction to the Tradition Golf Course entrance
- G. Rental 255 Tradition Club Drive – Mr. McLeod will send a letter to the owners of this address reminding them of the requirement that rentals must be at least 6 month duration.

VII. Next Meeting

Next BOD meeting – The next Board of Director's meeting is scheduled for Thursday, July 26, 2012, at 3:00 p.m.


Adjournment

Upon a motion by Mr. Rubin, seconded by Mr. Bartha, and unanimously approved, the meeting was adjourned at 4:45 p.m.

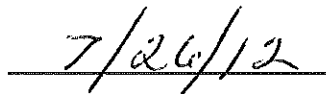


Phil McLeod
Recording Secretary

Accepted:



President



Date

EXHIBIT A TO MINUTES FROM JUNE 29, 2012

Building and Grounds report

Tradition Club

June 28, 2012

- Tile work in club house is finished
- Fire system is operating
- Tennis courts were cleaned
- Water fountain is repaired
- HVAC in club house is being repaired along with repair of water damage to ceiling
- Fire inspection is completed