

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
March 28, 2013**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Tuesday, March 28, 2013, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President

Merry Cotton, Director

John Bartha, Secretary

Arthur Voltaire, Treasurer

Thomas Ellison, Vice President

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Sarah Hogan, HAB and Human Health Educator for SCDNR, Phil McLeod and Jim Tufts from Kuester Management Group. Mr. McLeod served as Recording Secretary.

A quorum was established and President Frank D'Amato called the meeting to order at 3:00 p.m. Mr. D'Amato thanked Mr. Dave Rubin for his dedicated service to the community as a member of the Board of Directors and welcomed Mr. Arthur Voltaire to the Board of Directors.

**II. Open Forum** – Ms. Hogan provided a power point presentation on pond algae.

**III. Committee Reports**

A. Social – Garage Sale – will be held after Easter

B. Covenants Report – Mr. D'Amato will coordinate with Plantation Printing to update the Covenants books and produce 25 for new owners. Additional books will be produced at the end of the year. Ms. Renault advised that 452 Tradition Club Drive was working on their rust and maintenance issues. 13 Opera Court has severe lawn problems and Mr. Bartha will talk to the owner.

C. ARB – Nothing to report.

D. Willbrook Blvd – Library – Mr. D’Amato briefed the directors on the new Georgetown County Library.

E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

**III. Approval of February 12, 2013, Board of Director Meeting Minutes and February 19, 2013 Organizational Meeting Minutes**

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously accepted, the minutes for the February 12, 2013, minutes were approved as written.

Motion Passed

Upon a motion by Mr. Voltaire, seconded by Mr. Bartha and unanimously accepted, the minutes for the February 19, 2013, organizational meeting minutes were approved as written.

Motion Passed

**IV. Kuester Financial Report**

Upon a motion by Mr. Voltaire, seconded by Mr. Bartha and unanimously accepted, the financials of January 31, 2013 were approved.

Upon a motion by Mr. Voltaire, seconded by Mr. Ellison and unanimously accepted, the financials of February 28, 2013 were approved.

Mr. McLeod will issue a formal letter to 55 Low Country Lane and 311 Deacon Drive advising that their membership to the Tradition at Willbrook Plantation POA had been revoked and to turn in their keys to the amenities.

**V. Unfinished Business**

A. Holiday Lights – Mr. D’Amato briefed the directors on a meeting conducted with the lighting company.

B. Bridge Bricks Coatings – This job will be conducted at the completion of the pollen season.

C. Front Tradition Logo – Mr. Herndon will take the sign to Haynes Signs

**VI. New Business**

- A. Volunteer Program – The Board of Directors discussed and prioritized the volunteer program list. Mr. Bartha thanked Mr. Brugge for his time and efforts in compiling the program list.
- B. Flowers – The Board of Directors and Mr. Herndon will meet later to discuss the flower installation for this spring.
- C. Fire/Wetlands – An owner asked the Board of Directors to cut back the wetlands growth to obviate the fire danger. Mr. McLeod will engage the Department of Health and Environmental Control to ascertain if altering the wetlands is allowed..

**Next Meeting** - The next regular BOD Meeting is scheduled for Thursday, April 25, 2013, at 3:00 p.m.

**Adjournment**

Upon a motion by Ms. Cotton, seconded by Mr. Ellison and unanimously approved by the board, the meeting was adjourned at 5:10 p.m.

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Phil McLeod  
Recording Secretary

Accepted:

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Frank D'Amato, President

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Date Approved and Signed