

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 24, 2016**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
Dick Baughman, Vice President
John Bartha, Secretary
Brian Kramer, Treasurer
Merry Cotton, Director

Also present were, Homeowners Vince Civitarese (ARB), John McLaughlin (ARB) Ron Brogue, Bob Youatt, Bill Renault and Jeanette Renault. Also present was Kimber Ammerata of Kuester Management Group. Mrs. Ammerata served as Recording Secretary.

Alex Herndon was also present from A H Herndon Landscaping

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

II. Owner's Forum:

Mr. Youatt commented on the ongoing tree and brushwork complimenting the process so far. He also mentioned issues with the Golf Course using the streets to remove trees and issues with the burning of the trimmings and debris from the trees.

Mr. D'Amato stated that it was in the best interest of the Association to work with the golf course allowing them to use the streets to transport trees. He reminded the owners that the Golf Course allowed the HOA to connect drainage to their system to allow for proper drainage of some lots with no previous drainage. He also stated they have a burn permit and if a resident feels it is a danger or hazard they can contact the fire department or the county to complain.

III. Committee Reports

- A. **Social Committee** – There was nothing to report.
- B. **Covenants Committee** – Mrs. Renault presented minor issues discussed by the Covenants Committee.
- C. **Willbrook Blvd.** – Mr. D’Amato reported that the cart path had been repaved from Highway 17 to Reunion Drive.
- D. **ARB** – The ARB suggested eliminating fees for minor ARB applications only. Upon a motion by Mr. D’Amato, seconded by Mr. Bartha, and unanimously approved.

ARB Motion: To dispense with the ARB fees for all projects with the exception of New Home Construction as long as it is in compliance with the Governing Documents.

E. **Buildings and Grounds**

Alex Herndon provided his Building and grounds report attached as “Exhibit A”. Mr. D’Amato reported several hollow areas found in the pool wall and a crack that was repaired. The drains were also replaced. He also reported he had contacted Georgetown County Water and Sewer to request a credit for the sewer/waste portion of the monthly invoice.

The pool furniture will be brought out of storage and power washing of the pool deck is to be done. At that time it will be determined if the pool deck will need to be painted this year or if the project can wait one more year. New DHEC required signage has been order, however this year it will be metal signs, not plastic, to extend the life of the signs.

IV. Approval of February 24, 2016 Board of Director Meeting Minutes

Upon a motion made by Mrs. Cotton, seconded by Mr. Bartha, it was; **moved to approve the minutes from the February 24, 2016 meeting minutes as written.** Minutes approved.

V. Kuester Financial Report

At this time, Mr. D’Amato presented the financials from February 29, 2016. With a motion made by Mr. Baughman, seconded by Mr. Kramer, it was;

MOVED: To approve the February 2016 financials as presented.
Motion Carried.

VI. Unfinished Business

A. Pool House Complex

The roofing project is complete at the clubhouse and the guardhouse will be completed in the next two weeks.

B. Pool Repairs

Pool repairs are completed.

C. Drainage Repairs

Cobblestone has two drain boxes that need repairs and Tradition Club Drive has two sinkholes. Repair costs are unknown at this time.

D. AED Training

AED training will be scheduled soon.

VII. New Business

A. Seal Coating

Seal coating will be scheduled soon and is estimated to be about \$22,000.

B. Spring Flowers

Mr. D'Amato listed the areas budgeted for spring flowers. The Board also discussed options for summer plantings.

VIII. Next Meeting

The next Board meeting has been scheduled for Thursday, April 28, 2016.

8. Adjournment

There is no further business to discuss, Mrs. Cotton, seconded by Mr. Kramer, made a motion to adjourn the meeting at 4:44. The motion carried.

Accepted:

Frank D'Amato, President


Kimber Ammerata
Recording Secretary

4-28-16
Date Approved and Signed