

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
March 25, 2010**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, March 25, 2010 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
Tom Ellison, Vice President
Bud Knittel, Secretary
Dave Rubin, Treasurer
Merry Cotton, Director

Also present were homeowners Ron Brugge, Ann Macdonald, Don Reed and Joe Stacey. Art Voltaire, Buildings and Grounds and Laura Kniffin, Association Manager representing Kuester Management Group were also present. Laura Kniffin served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:02 p.m. by President Frank D'Amato.

II. Open forum for Homeowners – None at this time.

III. Committee Reports

a. Social Committee – Merry Cotton

- a. 4th Of July Golf – Tom Strasser has volunteered to run the tournament, this is open to all residents and their guests.
- b. Garage Sale – Scheduled for April 17th, cost is \$5.00. Monies must be received by April 10th to ensure a spot. Maps will be made showing the location of all participants and handed out at the entrances. The old pool deck furniture is also being offered for sale, owners have first choice.

b. Covenants Committee – No report at this time.

1. Letter was sent to out of town owners concerning displaying house numbers on both sides of the mailbox post. This was requested by EMT and Fire Department to help locate addresses from either direction.

c. ARB

1. 120 Deacon, tree removal request. The Board visited the site following the meeting and approved the request with stipulations. Manager informed Board that Heritage has a "Tree Conservation Policy" will email copy to the Board.

d. Willbrook Blvd.

1. Mingo has asked the county for a new office building behind the pig.

e. B&G – Art Voltaire - see attached

1. A job description is being created by Frank D'Amato and Art Voltaire for the pool house cleaner.

VI. Approval of February 18, 2010 Minutes

Upon a motion by Dave Rubin and seconded by Merry Cotton, the minutes for the February 18, 2010 meeting were approved as written.

V. KMG Financial Report

Approval of February financials tabled. Clarification and verification of accounts on the variance report are needed.

VI. Unfinished Business

- a. Security issues at pool house – remain tabled until construction complete.
- b. School traffic
 1. New, larger "no u-turn" sign is up. In August, the Board will contact Police to patrol and write "No Trespassing" citations.

VII. New Business

- a. Fire Hydrant Painting – See Attached email from Donald Reed. Pool Furniture – tabled until clubhouse is complete.
- b. New Board Officers – See Attached Organizational Meeting Minutes.

Upon a motion by Tom Ellison and seconded by Bud Knittel, the 2010 Organizational minutes were approved as written.

The Board of Directors for The Tradition at Willbrook Plantation are as follows:

Frank D'Amato, President
Tom Ellison, Vice President
Bud Knittel, Secretary
Dave Rubin, Treasurer
Merry Cotton, Director

VIII. Next Meeting

- a. Next regular BOD Meeting is scheduled for Thursday, April 22 at 2:00 p.m.
- b. There will be a presentation from local attorneys regarding the proposed legislation in Columbia regarding home owners associations. The Board, ARB and Covenants members are invited at 1:30 p.m. prior to the board meeting.