

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
May 23, 2013**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, May 23, 2013, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:
Frank D'Amato, President
Merry Cotton, Director
Thomas Ellison, Vice President
John Bartha, Secretary
Arthur Voltaire, Treasurer

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Elmira Heineck, homeowner, and Phil McLeod 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 2:37 p.m.

- II. Open Forum for Homeowners** – The owner of 222 Tradition Club Drive addressed the directors regarding the violation notices sent to her detailing her continued parking of recreational vehicles in plain sight. Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and approved with a majority vote (Mr. Voltaire abstained), the Board of Directors awarded a \$50.00 fine to the owner of 222 Tradition Club Drive. The Board of Directors acknowledged if the infraction was corrected, the fine might be rescinded.

III. Committee Reports

- A. Social – The garage sale was a resounding success.
- B. Covenants Report – Ms. Renault asked management to send a violation notice to 1492 Tradition Club Drive for landscape maintenance and mold on the house.

- C. ARB – The ARB denied the use of metal roofing on the home being built on Sandfiddler Drive
- D. Willbrook Blvd – Nothing to Report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

III. Approval of April 25, 2013, Board of Director Meeting Minutes

Upon a motion by Mr. D'Amato, seconded by Mr. Bartha and unanimously accepted, the minutes for the April 25, 2013, meeting of the Board of Directors were approved with a correcting to paragraph II.B change of gold carts to golf carts.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire and unanimously accepted, the financials for April 30, 2013, were approved as submitted.

Upon a motion by Mr. D'Amato, seconded by Mr. Voltaire and unanimously accepted, the directors voted to move the North State certificate of deposit of \$50,625.57 to a Community Association Bank certificate of deposit with a term of 18 months.

V. Unfinished Business

- A. Covenants Books – Mr. D'Amato advised that Plantation Printing would produce 25 new covenants books for new owners and a new mailing will be executed at the end of the year.
- B. Bridge Bricks – This will be accomplished after the school year ends.
- C. Front Tradition Logo – Mr. Voltaire is working this issue. Mr. Mcleod will provide a community association catalogue to Mr. Voltaire to review for better pricing.
- D. Volunteer Program – Mr. Bartha reviewed the program with the other directors.
- E. LBTS Voting – Mr. D'Amato, along with the Presidents of The Reserve and Willbrook Plantation re-wrote the voting procedures – to be reviewed by the LBTS Board of Directors.

F. Additional Drain Work on Confederate Drive – Coastal Asphalt is working on the drain work and will seal coat when complete.

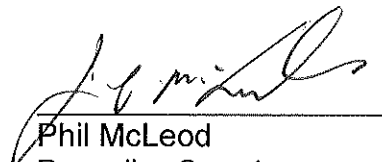
VI. New Business

- A. Tree Requests – Mr. D'Amato briefed the directors on tree removal requests for 21 Deacon Drive and 125 Patriot Lane, both approved.
- B. Bridge Repainting – Mr. Brugge advised that the bridge needed painting.

Next Meeting - The next regular BOD Meeting is scheduled for Thursday, June 27, 2013, at 3:00 p.m.

Adjournment

Upon a motion by Ms. Cotton, seconded by Mr. Voltaire and unanimously approved by the board, the meeting was adjourned at 5:20 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

6-27-13
Date Approved and Signed

EXHIBIT A TO 5-23-13

Tradition Club Board Meeting

Building and Grounds Report

Alex Herndon

May 23, 2013

- Sign work is on going
- Coastal asphalt is working on repairs to Confederate Drive
- Tree on Thrasher Court is trimmed
- Spring flowers have been planted
- Mulch is almost finished. Final touches will be done on Saturday.