

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
May 22, 2014**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday May 22, 2014 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Thomas Ellison, Vice President

John Bartha, Secretary

Arthur Voltaire, Treasurer

Excused was:

Merry Cotton, Director

Also present were Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, Alex Herndon, Landscape and Maintenance contractor 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 2:53 p.m.

II. Open Forum for Homeowners – No owners were present.

III. Committee Reports

A. Social – Garage Sale – Mr. D'Amato reviewed the garage sale report from Ms. Cotton.

B. Covenants Report

55 Boatman Dr. - Landscape – Mr. McLeod will send a letter advising the owner that the Board of Directors will not waive past fees until his yard is brought up to minimum requirements per previous letters.

733 Tradition Club Drive – Grass – Mr. McLeod will send a letter to the owners asking them to repair their mail box.

1036 Tradition Club Drive - Mr. McLeod will send a letter to the owners asking them to keep their garage door closed when not in use.

- C. Willbrook Blvd – Mr. D’Amato discussed the bike path with SC DOT. They are being held up by contractors and other jobs.
- D. ARB Deposit – Nothing to report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

IV. Approval of April 24, 2014, Board of Director Meeting Minutes

Upon a motion by Mr. Ellison, seconded by Mr. Voltaire and unanimously accepted, the minutes for the April 24, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Bartha, seconded by Mr. Ellison, and unanimously accepted, the financials for April 30, 2014, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Update Bulletin Board – Mr. D’Amato is updating the bulletin board.
- B. Hold Harmless Signees – Mr. D’Amato created a hold harmless agreement for the users of the tennis courts, clubhouse and pool to sign.
- C. Pool House Kitchen – This project is complete.
- D. Seal Coating – This project is scheduled for June 2, 2014 and will include the center section of Tradition Club Drive, Historic and Discovery Lane.
- E. Pool Deck – This work is complete.
- F. Tennis Court – This work will start in June.

VII. New Business

- A. Tree Removal Request – Upon a motion by Mr. D’Amato, seconded by Mr. Voltaire and unanimously accepted, the Board of Directors approved the removal of 3 trees at 43 Prentice Court and 3 trees at 66 Historic Lane.
- B. Update Shut-offs, Panels, and Contractors – Mr. D’Amato designated Mr. Voltaire and Mr. Herndon to update the list.
- C. Insurance Claim – The visitor’s slip and fall claim is assigned to Mr. Herndon’s insurance carrier.
- D. Security – Clubhouse Complex – Mr. D’Amato briefed the directors on the possibility of purchasing a security camera system for the clubhouse. This project was tabled.
- E. Volunteer Party - Mr. Bartha will schedule a party for the community volunteers to with the help of Ms. Cotton.

Next Meeting

- A. The next meeting will be June 26, 2014 at 3:00 pm.

Adjournment

Upon a motion by Mr. Bartha, seconded by Mr. Ellison and unanimously approved, the meeting was adjourned at 4:03 p.m.


Phil McLeod
Recording Secretary

Accepted:


Frank D’Amato, President

6-26-14
Date Approved and Signed

EXHIBIT A TO 5-22-14 MEETING MINUTES

Tradition Club Building and Grounds Report

May 22, 2014

Alex Herndon

- Back entrance pond was treated.
 - New signs are up on the pool deck. Thank you, Art!
 - Mulch is finished.
 - Summer plants are in.
 - Property has been fertilized.
 - Work is in progress on the irrigation along the bike path at the back entrance.
 - Repairs have been made to two pool chairs and they will be ready to be picked up Friday. Two more chairs need to be repaired and will be dropped off then.
 - Plans are in progress for cutting wax myrtle at front entrance and cleaning rust stains.
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