

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
May 28, 2015**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday May 28, 2015 at 3:00 pm at the Owner's Clubhouse.

**I. Opening of the Meeting**

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

Also present were Ron Brugee, Homeowner, Dave Philips, Homeowner, Bill Crimmins, Homeowner, Bill and Jeanette Renault, Covenants Committee, 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 3:00 p.m.

**II. Open Forum for Homeowners** – There was no homeowner business brought before the Board of Directors.

**III. Committee Reports**

- A. Social – Mrs. Cotton provided a written Garage Sale Report submitted as Exhibit A to these minutes.
- B. Covenants Report – Mrs. Renault provided a brief to the directors on recent covenants violations. Management will send a violation notice to 55 Low Country Lane advising them to remove their window box. Mrs. Cotton will speak to the daughter of the owners of 226 Tradition Club Drive regarding their plant beds.

Mr. D'Amato is ordering an additional 25 covenants books.

- C. Willbrook Blvd – Roundabout – Mr. Phillips advised that a number of Redbay trees were removed due to disease.
- D. ARB – Nothing to report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit B.

#### **IV. Approval of April 23, 2015, Board of Director Meeting Minutes**

Upon a motion by Mrs. Cotton, seconded by Mr. Voltaire and unanimously accepted, the minutes for the April 23, 2015, 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. Baughman and unanimously accepted, the financials for April 30, 2015, were approved as submitted.

Motion Passed

#### **VI. Unfinished Business**

- A. Pergola – Mr. D’Amato advised the directors that pergola construction is complete except for the artificial turf installation.
- B. Updated Shutoffs, Panels, and Contractors – This project is completed except for the final print and presentation to the Board of Directors.
- C. Pickelball – This project is complete.
- D. Pool Grill – This project is scheduled for completion on June 4, 2015.
- E. Seal Coating – This project is complete.

#### **VII. New Business**

- A. Police Security Check - Clubhouse – Mr. D’Amato advised that the Georgetown County Police had performed a security check on the clubhouse and left a security check report.
- B. Mr. D’Amato Absent – Mr. D’Amato will be out of town from June 11 through June 17, 2015.

- C. FEMA Resolution – Upon a motion by Mr. D’Amato, seconded by Mr. Voltaire, and unanimously accepted, the Board of Directors agreed to submit a resolution drafted by the Board of Directors of Debordieu HOA to petition Georgetown County to include private HOA’s in FEMA reimbursements for disaster relief.
- D. AED Training – Mr. D’Amato will coordinate AED training for the Tradition members.
- E. Credit Card Expense Authorization - Upon a motion by Mr. D’Amato, Seconded by Mr. Baughman and unanimously accepted, the Board of Directors agreed to authorize the following credit card expenses:

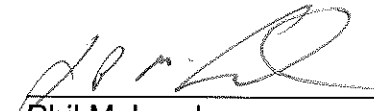
- Radio Shack - \$26.49
- Amazon - \$66.68
- Amazon - \$79.93
- Amazon - \$45.70
- Amazon - \$65.98

**VIII. Next Meeting**

- A. The next meeting is scheduled for Thursday June 25, 2015 at 3:00 pm.


**IX. Adjournment**

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire and unanimously approved, the meeting was adjourned at 4:17 p.m.

  
\_\_\_\_\_  
Phil McLeod  
Recording Secretary

Accepted:

  
\_\_\_\_\_  
Frank D’Amato, President

  
\_\_\_\_\_  
Date Approved and Signed

**GARAGE SALE REPORT**

May 2, 2015

Fees Paid by Residents

\$310.00

Advertising

Myrtle Beach Sun News

\$38.45

Other Advertising

Dollar Tree

\$39.54

Total Advertising

\$77.99

PROFIT

\$233.01

Comments: The residents of Tradition Community once again enjoyed fair weather for our annual garage sale even though we had two fewer participants than last year.

The residents appreciated having the Salvation Army truck pick up the leftover "sale items"; the driver claimed the truck was full and unable to complete pickups until Monday. Because of this situation, an email was sent out via our community emailing advising our residents of the situation. Regardless, the driver was tipped \$20.00 for his efforts as he did return on Monday as he stated. (The Pawleys Island community had over seven garage sales on the same day so a loaded truck is understandable).

A special thank you to Celise McLaughlin for designing and including garage sale sign up forms in our newsletter and to Vince Franco for the creative garage sale reminders sent out several times as well as the reminders for balloon pick up at Darlene Dodson's home.

And, of course, thanks to Darlene for balloon pick up and delivery.

Merry Cotton  
May 11, 2015

EXHIBIT B TO 5-28-15 BOARD MEETING MINUTES

Building and Grounds Report

May 28, 2015

Alex Herndon

- Pool furniture has been cleaned.
- Fire extinguisher for grill will be installed this week.
- Irrigation will be running this week. Some areas were delayed due to seal coating.
- Art repaired some electrical problems, thank you!