

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
May25, 2017**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, May 25, 2017 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
Debbie Moeller, Director

Also present were homeowners: Jeanette Renault, Bill Renault, and Ron Brugge

Upon an establishment of a quorum, President Frank D'Amato called the meeting to order at 3:00 p.m.

- II. Open forum for Homeowners
- III. Committee Reports
- a. Social Committee – Debbie talked about the garage sale. (See attached report)
 - b. Covenants Committee – Spoke about the two outstanding violations Bottle tree and Rooster.
 - c. Willbrook Blvd – Frank spoke about a letter he wrote.

- d. ARB- New house approval – Reeves #74946 \$2,000 refundable deposit \$250.00 non-refundable fee.
- d. B&G – Alex gave a report (see exhibit A)

IV. Approval of April 27, 2017 Minutes-

Brian Kramer motioned to approve the April 27, 2017 meeting minutes and seconded by Debbi Moeller. All in favor motion passed.

V. Tradition Financial Report -February/April

- a. License Plate - \$60.00
- b. ARB- Deposits - Reeves #74946 \$2,000 refundable deposit \$250.00 none refundable
- c. CD – Frank discussed the purchase of the \$100,000 Cd 18 months at 1.11 %.

February financials needs one more correction the wording on the balance sheet for Property & Equipment under line item Land needs to match the audit wording Capital improvements.

Approval of April financials - Brian Kramer motioned to approve the April financials and Debbie Moller seconded the motion. All in favor motion passed.

Brian Kramer wants to know if Kuester Management group gets income from line item 5400-00? If so why?

Credit card receipt - The Board tabled approving these receipts. Mitzi to investigate these charges and present them at the next board meeting. The board would like all invoices printed for GL code 7040.

- 08/15/16 Epromos Promoti \$709.79
- 11/16/16 Amazon \$32.61
- 01/13/17 Office Depot \$155.12
- 02/01/17 Epromos Promoti \$656.51

VI. Unfinished Business

- a. Landscaping. - Alex talked about the Sod grass.
- b. Bottle Trees – Frank D’Amato motioned to fine 13 Crab Trap Court \$100.00 for not removing the bottle tree that wasn’t submitted for ARB approval after many attempts to get the home owner to correct. All board members in favor motion passed. Mitzi to provide Frank a draft violation letter indicating a \$100.00 fine. The letter needs to also state \$100.00 fine will be applied to the homeowners account each following month that the bottle tree isn’t removed.
- c. Rooster – Request to remove is ongoing.
- d. 55 Deacon – Homeowner not responding to Covenants Committee.

VII. New Business

- a. Wi-Fi-Pool Area – Dick Baughman to get proposal for Wi-Fi service at the pool area.
- b. Realtors – Debbie spoke about the signs that need to be used by the realtors.

VIII. Meeting adjourned at 4:48pm

- a. Next Meeting – Thursday June 22, 2017 at 3:00pm