

**TRADITION AT WILLBROOK PLANTATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**MAY 23, 2019**

**MINUTES**

**I. Call to Order and Establishment of Quorum**

Chair D'Amato called the meeting to order at 3:18. Board members present were: Frank D'Amato, Richard Baughman and John McLaughlin. John Bartha and Debbie Moeller were not present. A quorum was established and the meeting continued

Also present was Lori Turner representing Kuester Management Company.

**II. Open Forum for Homeowners**

Mr. David Phillips spoke about paving crossovers along the bike path to be 8 feet wide. There was also a discussion regarding a rash of tree removals and there was a suggestion that if the owner could not mitigate by putting a tree in their own yard, they could plant one along Willbrook Boulevard. The board did not move on this suggestion.

**III. Committee Reports**

**A. Social**

No report

**B. Willbrook Boulevard**

No report

**C. ARB**

No report

**D. Buildings and Grounds**

Mr. Herndon submitted a report that included Pool house was pressure washed this week, Fertilization and weed spraying planned for next week, Pond fountains are scheduled for service on Friday, Installed new clock on pool deck, AC filters were changed, and picked up supplies for pool house

**IV. Approval of Minutes – April 25, 2019**

**There was a motion by Mr. McLaughlin and seconded by Mr. Baughman to accept the minutes, as written. All were in favor and the motion carried.**

**V. Tradition Financial Report**

**A. Deposits**

Chair D'Amato gave management \$50.00, in checks, for pool house rentals, \$30.00 in checks for license plates and \$100.00 in checks from garage sale proceeds.

**B. Receipts**

Chair D'Amato presented receipts for reimbursement for ink in the amount of \$11.65.  
Mr. Bill Renault presented receipts for reimbursement in the amount \$15.48 and Debbie Moeller presented receipts for reimbursement in the amount of \$53.50

**C. Approve April Financial Report**

**There was a motion by Mr. D'Amato and seconded by Mr. McLaughlin to accept the April financial report. All were in favor and the motion carried.**

**VI. Unfinished Business**

**A. Drainage Repairs**

**Mr. D'Amato reported the bill to be \$104,992.40. There was a motion by Mr. Baughman and seconded by Mr. McLaughlin to pay this out of reserves. All were in favor and the motion carried.**

**B. Sign Repairs – Stop Signs**

No action taken

**C. Kings River Road Pond – Oatland Pond**

No action taken.

**D. Covenants/ARB Update**

No action taken.

**E. Association Credit Cards**

Chair D'Amato returned the two credit cards which were previously issued to the Association, in anticipation of receiving the Emburse credit cards.

**F. Pool House Parties**

The Board, by unanimous consent believed that there should be a "hold harmless" agreement for pool and pool house parties in which non-residents attend. Hold Harmless signatures will be required for non residents participating in tennis, Whiney Wednesdays and water aerobics.

**VII. New Business**

Mr. McLaughlin will address the five homes with the sidewalk pavers.

**VIII. Next meeting**

The next regular meeting of the Board of Directors will be Thursday, June 27 at 3:15 PM

**IX. Adjournment**

There being no further business before the Board **there was a motion by Mr. Baughman and seconded by Mr. McLaughlin to adjourn the meeting at 4:25 PM. All were in favor and the motion carried.**