

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
November 20, 2014**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday November 20, 2014 at 3:00 pm 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

Merry Cotton, Director

Arthur Voltaire, Treasurer was absent

Also present were 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 – None present

III. Committee Reports

A. Social – Nothing to Report.

B. Covenants Report – Nothing to Report

C. Willbrook Blvd – There will be a 25 cent per owner per month increase which will result in an increase of \$1,215.00 for the year to the Tradition budget.

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 October 23, 2014, Board of Director Meeting Minutes

Upon a motion by Mrs. Cotton, seconded by Mr. Bartha and unanimously accepted, the minutes for the October 23, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Ellison, seconded by Ms. Cotton., and unanimously accepted, the financials for October 31, 2014, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Holiday Lights – The lights will be turned on November 26, 2014.
- B. Updated Shutoffs, Panels, and Contractors – Mr. Voltaire and Mr. Herndon will update the list and disseminate to Mr. D'Amato.
- C. Planning for Shrub Replacement – Ongoing – Mr. Herndon will plant hollies along Kings River Road.
- D. Pool Pergola and Tree Removal – Mr. Herndon and American Climbers will remove the plants in the location for the pergola before the beginning of the pool season.
- E. Front Entrance – The front entrance will be mulched and a new flag hung. The front walls are going to be pressure washed.

VII. New Business

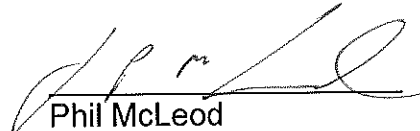
- A. Purchase of Backup Device for HOA Laptop – Mr. D'Amato advised that he had purchased a new hard drive to back up the HOA computer.
- B. Mailings and Annual Meeting – Kuester will send out the President's cover letter, the budget and the call for candidates in the December mailing.
- C. Post Financial Report - Tradition will post the Association financials to the Tradition website.
- D. Water Aerobics – The instructor will sign an indemnification and hold harmless agreement letter.
- E. Hold Harmless Agreement - Mr. Bartha will send this agreement to Mr. D'Amato.

Next Meeting


A. The next meeting will be Thursday December 18, 2014 at 3:00 pm.

Adjournment

Upon a motion by Mrs. Cotton, seconded by Mr. Ellison and unanimously approved, the meeting was adjourned at 4:20 p.m.


Phil McLeod
Recording Secretary

Accepted:


Frank D'Amato, President

12-18-14
Date Approved and Signed

EXHIBIT A TO 11-20-14 MEETING MINUTES

Tradition Building and Grounds Report

November 20, 2014

Alex Herndon

- Re-hung wind screen at tennis courts.
- Fire inspection was done 11/18/14.
- BFPE changed lights in the exit light.
- Flowers are in. We have had a deer problem but it is being addressed.
- Front entrance is mulched.
- New flag installed at the rear entrance.
- Back berm has been trimmed.
- Planning to wash the front and back entrances and the bridge soon.