

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

**OPEN MEETING OF THE BOARD OF DIRECTORS**

**November 30, 2017**

**Minutes**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, November 30, 2017 at the Owner's Clubhouse.

**Present Board Members**

Frank D'Amato, President  
Dick Baughman, Vice President  
John Bartha, Secretary  
Brian Kramer, Treasurer  
Debbie Moeller, Director – Was absent  
Homeowners present – Diane D'Attilio

- I. **Call to order** – Frank D'Amato called the meeting to order at 9:42 a.m.
- II. **Open forum for Homeowners** – Diana D'Attilio was present during open meeting.
- III. **Committee Reports:**
  - a. Social – Christmas sing along – John Bartha spoke about the December 8, 2017 at 6:30. p.m. at the clubhouse. John also reminded everyone to bring a toy for Toys for Tots organization.
  - b. Willbrook Blvd- Nothing new to report.
  - c. ARB-Heath Check Request approved for reimbursement via email.
  - d. B&G – Alex gave his report. (See Exhibit A)
- IV. **Approval of October 26, 2017 Minutes/B&G Report** - Brian Kramer made a motion to approve the October 26, 2017 open meeting minutes and the B&G report from Alex Herndon seconded by Dick Baughman. All in favor motion passed.
- V. **Tradition Financial Report**
  - a. Pool House Rental - Frank D'Amato provided Mitzi Carley four checks \$25.00 each for the pool house rental account.
  - b. Reimburse Art Voltaire \$22.30 Resident Volunteer- Mitzi Carley to submit reimbursement to Art Voltaire for \$22.30 resident volunteer.
  - c. Approve October Financial Report – Brian Kramer made a motion to purchase a \$100,000. CD from Reserve funds, seconded by Frank D'Amato. All in favor. Dick Baughman made a motion to approve the October 2017 financials seconded by John Bartha. All in favor motion passed.
- VI. **Unfinished Business**
  - a. Pool Leaks- Board and Alex are working on resolving the leak.
  - b. Insurance – John Bartha made a motion to approve the association 2018 insurance policy proposal with Peoples

Underwriter Ins for \$18,101.00 seconded by Dick Baughman. All in favor motion Passed. Mitzi Carley to have a check sent out immediately.

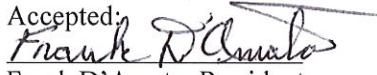
C. Christmas Lights – Have been completed and look great.


**VII. New Business**

- a. HGTV Release – Frank spoke about approving this via Email.
- b. Covenants Amendments/ARM Amendments- Table till December 20, 2017 meeting.
- c. Sink Hole on Sandfiddler – work will be pushed out till 2018
- d. Bridge Lights – The lights will need to be replaced in 2018.

**VIII. Next meeting/ Adjourned**

- a. Next BOD meeting, Wednesday December 20, 2017 at 9:00 a.m.
- b. Dick Baughman made a motion to adjourn the meeting at 10:43 a.m. seconded by John Bartha. All in favor motion passed.

Accepted:  
  
Frank D'Amato, President

  
Mitzi Carley  
Recording Secretary

20 Dec. 2017  
Date Approved and Signed