

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 28, 2010**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, October 28, 2010 at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
Tom Ellison, Vice President
Dave Rubin, Treasurer
Merry Cotton, Director

John Bartha, Director was absent.

Also present were homeowner Ron Brugge and Laura Kniffin, Association Manager representing Kuester Management Group. Laura Kniffin served as recording secretary.

Upon an establishment of a quorum, the meeting was called to order at 3:01 p.m. by President Frank D'Amato.

II. Open forum for Homeowners – None at this time.

III. Committee Reports

a. Social Committee – Merry Cotton and Dave Rubin

- a. Par 3 is set for December 12 with a shot gun start at 2:00pm. Cost is \$35.00 per person for food and golf, and \$15.00 per person for dinner only.
- b. Announcements will go out via web blast and the newsletter. Flyers will not be distributed by hand this year.
- c. Annual Pancake Breakfast is set for Saturday, November 6, 2010 at the clubhouse, from 8:00 am till 10:30 am. This years breakfast will benefit "Wounded Warriors."

Covenants Committee

Letter to 452 Tradition Club Drive was approved.

b. ARB

Tree removal was approved for 503 Tradition Club Drive.

a. Willbrook Blvd.

Upcoming election with one opening on the Board. The Tradition at Willbrook Plantation POA is supporting Mr. Harry Stewart a Tradition resident.

b. B&G – Exhibit A

VI. Approval of September 23, 2010 Minutes

Upon a motion by Dave Rubin and seconded by Merry Cotton, the minutes for the August 26, 2010 meeting were approved as written.
Motion passed.

V. KMG Financial Report – Laura Kniffin

Upon a motion by Tom Ellison and seconded by Dave Rubin, the September 2010 financials were approved.
Motion passed.

VI. Unfinished Business

- a. School traffic – Work in progress. Officer Joshua Baker worked two (2) morning and issued five (5) tickets.
- b. Fire Hydrant Painting – Ongoing.
- c. Board Opening – There will be one seat available for election, Call for Candidates will go out in December. Annual meeting is set for February 24, 2011 at the Waccamaw Highschool at 6:00pm.

VII. New Business

a. 2011 Budget – Exhibit B

Upon review and discussion the 2011 budget with no increases in assessments was approved by the following motion.

Upon a motion by Merry Cotton and seconded by Dave Rubin, the 2011 Budget was approved.
Motion passed.

- b. Ongoing discussion concerning proposed purchase of a AED for the poolhouse. Mr. D'Amato will check with insurance carrier concerning liability.

VIII. Next Meeting

- a. Next regular BOD Meeting is scheduled for Thursday, November 18, 2010 at 3:00 p.m. at the Clubhouse at Tradition of Willbrook Plantation in Litchfield, South Carolina.

IX. Adjournment

Upon a motion by Merry Cotton and seconded Dave Rubin the meeting was adjourned at 4:50 p.m.

Laura Kniffin, CMCA, AMS, PCAM
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed

EXHIBIT A

Tradition Club
Monthly Board Meeting
October 28, 2010

Alex Herndon
Building and Grounds Manager

1. Rust stain removal – ongoing.
2. Stored pool furniture for winter season – 10/25/2010
3. Put marker back in at Kingsriver Rd.
4. Cleaned out fountain at back entrance.
5. Landscape – all rye grass is out.
6. Flowers changed out.
7. Trimmed bushes at small signs and around clubhouse.
8. Got rid of pots (broken flower pots) at clubhouse entrance.

Next week I will start back on rust stain removal.