

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 27, 2011**

MINUTES

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, October 27, 2011, at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board of Directors Members:

Frank D'Amato, President

Thomas Ellison, Vice President

David Rubin, Treasurer

John Bartha, Secretary

Merry Cotton, Director

Also present were Alex Herndon, Ronald Brugge and Bill and Jeanette Renault, as well as Phil McLeod and Penny Rose from Kuester Management Group. Ms. Rose served as recording secretary.

A quorum was established and the meeting was called to order at 3:00 p.m. by President Frank D'Amato.

II. Committee Reports

A. Social – Due to the Garden Club closing, volunteers will be needed to decorate the property for Christmas.

B. Covenants – Ms. Renault stated that 54 Patriot Lane has a pull trailer in the driveway. A letter addressing this issue will be sent by the Covenants Committee.

55 Boatman Drive - The rust on the back of the house and tank remains unresolved. Mr. D'Amato will arrange to have the rust removed.

63 Patriot Lane – The out of state license plate remains after a letter was sent by the Covenants Committee. Mr. D'Amato recommends letting the matter go at this time.

C. Willbrook Blvd. – The Beautification Committee has asked permission to decorate with American flags during patriotic holidays. Mr. D'Amato stated that a donation would be made by Tradition, POA.

D. B&G – Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A.

III. Approval of September 29, 2011 Minutes

Upon a motion by Mr. Bartha, seconded by Ms. Cotton and unanimously accepted, the minutes for the September 29, 2011, meeting were approved.

Motion Passed

IV. Kuester Financial Report

Upon a motion by Mr. Ellis, seconded by Mr. Rubin, and unanimously accepted, the September 2011, financials were approved.

Motion passed.

V. Unfinished Business

- A. Pool Bottom will need repair/painting – The repair to the pool bottom is complete.
- B. Seal Coating 2012 – Mr. D'Amato stated he and Mr. Herndon plan to visit a neighboring property to view the spray coating and squeegee coating.

VI. New Business

- A. Winter Plantings –Mr. Herndon stated that the winter plantings are almost complete.
- B. December mailings – Mr. D'Amato will compose a letter regarding the annual meeting scheduled for February 28, 2012. This letter will be sent to owners the first week of December, 2011.
- C. Community Pancake Breakfast for Charity – A pancake breakfast will be held Saturday, October 29th at the Tradition clubhouse. All money collected will be donated to Helping Hands.
- D. Newsletter – Winter Edition – Ms. McLaughlin, Newsletter Committee, will be sending the winter newsletter out in December.

Next Meeting

The next regular BOD Meeting is scheduled for Thursday, November 17, 2011, at 3:00 p.m.

Adjournment

Upon a motion by Mr. Rubin, seconded by Ms. Cotton, and unanimously approved, the meeting was adjourned at 3:40 p.m.

Phil McLeod
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed

Exhibit A

Tradition POA

Board Meeting, October 27, 2011

Building and Grounds Report

Alex Herndon

- Repairs are complete at fountain on KRR
- Fall flowers are planted
- Additional tree trimming and maintenance on common areas will be ongoing ~~over the next~~ ~~months~~
- Pool has been repaired
- Pool furniture is stored for the season
- Continuing to work on rust stains