

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 23, 2014**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday October 23, 2014 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

John Bartha, Secretary

Merry Cotton, Director

Arthur Voltaire, Treasurer

Thomas Ellison, Vice President was absent

Also present were Pat Shriver, homeowner, Don Perry, homeowner, Jeanette and Bill Renault, Covenants Committee, Ron Brugge, homeowner, 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** – Mrs. Shriver offered a briefing on the water aerobics program. Mr. Perry requested of the Board of Directors to remove several trees in his yard. Mr. Perry's request was approved by the Board of Directors.

III. Committee Reports

A. Social – Nothing to Report.

B. Covenants Report

1565 Tradition Club Drive – The mailbox post still needs to be painted. Mr. McLeod spoke to the house sitter and the maintenance will be completed.

- C. Willbrook Blvd – Georgetown County has installed rumble strips on Kings River Road, which are causing excessive noise. Mr. D’Amato will address the issue with the County Council.
- 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 September 25, 2014, Board of Director Meeting Minutes

Upon a motion by Mr. Voltaire, seconded by Mr. Bartha and unanimously accepted, the minutes for the September 25, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Bartha, seconded by Ms. Cotton., and unanimously accepted, the financials for September 30, 2014, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Volunteer Program – Mr. Bartha briefed that the volunteer appreciation event came in under budget and was a success.
- 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 continues to work on the shrub replacement along Kings River Road.
- D. Pool House Roofing – Mr. D’Amato briefed the directors that he had altered the reserve spreadsheet to include replacement of the pool house roof with a metal roof.
- E. Pool Pergola – The Board of Directors discussed the pergola pricing. Mr. D’Amato suggested the directors look at a pergola recently built by Mr. Billings and investigate the use of artificial turf as the surface material under the pergola.

- F. Front Entrance – Mr. Herndon is to remove the juniper and add mulch to the front entrance. Shrubs will be added in the spring.

VII. New Business

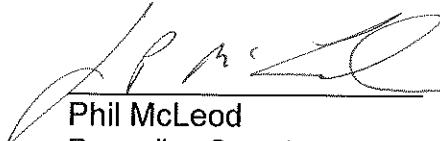
- A. 2015 Budget – Upon a motion Mr. Voltaire, seconded by Ms. Cotton and unanimously accepted, the Board of Directors approved the 2015 Association budget.

Next Meeting

- A. The next meeting will be Thursday November 20, 2014 at 3:00 pm.

Adjournment

Upon a motion by Mr. Bartha, seconded by Mr. Voltaire and unanimously approved, the meeting was adjourned at 4:45 p.m.



Phil McLeod
Recording Secretary

Accepted:



Frank D'Amato, President

11-20-14
Date Approved and Signed

EXHIBIT A TO 10-23-14 MEETING MINUTES

Tradition Club Board Meeting

Building and Grounds Report

Alex Herndon

October 23, 2014

- Bushes are being trimmed. Will be working on Kings River Road next week.
- Trimmed live oak at the club house parking lot and holly bushes at the entrance.
- Trees removed from front entrance.
- Fall flowers and rye are in progress.
- Bridge and wall are scheduled to be cleaned.