

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
October 27, 2016**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, October 27, 2016 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
Brian Kramer, Treasurer
Merry Cotton, Director

Not Present

Dick Baughman, Vice President

Also present were, Homeowners, Bill & Jeanette Renault, Bob Youatt and Kathy Macsorley. Also present was Kimber Ammerata of Kuester Management Group. Mrs. Ammerata served as Recording Secretary.

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

II. Owner's Forum:

No owners chose to speak at this time.

III. Committee Reports

- A. **Social Committee** – Mrs. Cotton reported her contact for the garage sale was interested but would not commit until the New Year. A notice will be put in the November Newsletter.
- B. **Covenants Committee** – Mr. D'Amato reported ordering 25 additional Covenants books including the changes to the landscape section.
- C. **Willbrook Blvd.** – Mr. D'Amato reported some of the walking/biking path was still blocked from flooding. A contractor has been hired to look at the cause.
- D. **ARB** – There are no requests at the moment but many tree removal requests are expected as a result of Hurricane Matthew.

E. Buildings and Grounds

Alex Herndon gave an update attached as "Exhibit A". Mr. D'Amato also reported ongoing storm clean up and trees that are a danger to homes, streets and sidewalks. He stated that the HOA was working with the Golf Course to do this work. The tree removal contractor will also look at the ongoing vine issues during the tree clean up.

IV. Approval of September 22, 2016 Board of Director Meeting Minutes

Upon a motion made by Mr. Kramer, seconded by Mrs. Cotton, it was;

MOVED: To approve the minutes from the September 22, 2016 meeting minutes.

V. Kuester Financial Report

At this time, Mr. D'Amato presented the financials from September 30, 2016. Mr. D'Amato presented checks for clubhouse rentals (\$25), A fine for no permit to remove trees (\$25), license plate purchases (\$350 cash) and invoices for Welcome Baskets. A gas reimbursement for Mr. D'Amato for his expenses for storm cleanup was presented. Upon a motion by Mr. Bartha, seconded by Mrs. Cotton, and unanimously approved, it was:

MOVED: To approve the gas invoice of \$28.78 for Mr. D'Amato for expenses incurred during storm cleanup. Upon a motion by Ms. Cotton, seconded by Mr. Kramer, and unanimously approved, it was:

MOVED: To approve the August Financial Report as presented.

VI. Unfinished Business

A. Christmas Decorations

Mrs. Cotton reported she had sent a letter to confirm cancellation of service to the previous vendor for installation of Christmas lights. Mr. D'Amato stated he was waiting for the electrician to confirm estimates and dates to do the required electrical work for the lights.

B. Storm Damage

Mr. D'Amato reported that Coastal Asphalt had been in the Community performing storm cleanup for seven straight days to pick up the debris. The invoice was \$29,000 and would be paid out of the Reserves. He also reported the landscape and tree invoice were expected soon.

Mr. D'Amato reported he had attended a meeting at LBTS the previous Monday in regards to the possibility of FEMA reimbursements. He stated that at this time there would not be a refund or reimbursement to private communities unless there is a change in Federal law, which is not likely in the near future.

C. 2017 Budget

After a brief review of the proposed 2017 Budget, upon a motion by Mrs. Cotton, seconded by Mr. Bartha and unanimously approved, it was;

MOVED: To approve the 2017 Budget with an increase in fees to \$72 per month.

VII. New Business

VIII. Next Meeting

The next Board meeting has been scheduled for Thursday, November 17, 2016 at 12 PM and the December meeting will be held on December 15, 2016 at 3 PM.

IX. Adjournment

There be no further business to discuss, a motion was made by Mr. Bartha, seconded by Mr. Kramer adjourn the meeting at 4:37 PM. The motion carried.

Kimber Ammerata
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed