

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
September 22, 2016**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, September 22, 2016 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President
Dick Baughman, Vice President
Brian Kramer, Treasurer
Merry Cotton, Director

Not Present
John Bartha, Secretary

Also present were, Homeowner Ron Brugge, Bill & Jeanette Renault.
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 3:01 p.m.

II. Owner's Forum:

No owners chose to speak at this time.

III. Committee Reports

A. **Social Committee** – There was nothing current to report. A volunteer will be need for the yard sale next year. A notice will be put in the November Newsletter.

B. **Covenants Committee** – Mrs. Renault reported two properties that needed to be maintained. The Board will look at the properties and advise on a next step.

C. **Willbrook Blvd.** – There was nothing to report.

D. **ARB** – The Board will look at requests to remove trees after the meeting.

E. Buildings and Grounds

Alex Herndon gave an update attached as "Exhibit A".

IV. Approval of August 25, 2016 Board of Director Meeting Minutes

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

MOVED: To approve the minutes from the August 25, 2016 meeting minutes.

V. Kuester Financial Report

At this time, Mr. D'Amato presented the financials from August 31, 2016.

Mr. D'Amato presented checks for clubhouse rentals totaling \$175.00.

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

Mr. Baughman stated that most of the decorations were purchased and delivered, other than pre-lit garlands that are still pending.

B. License Plates

Mr. D'Amato reported that the new license plates have been delivered to Paul Kelly and notice will be put in the Newsletter

C. Sink Hole

Mr. D'Amato reported that the sink hole on 591 Tournament Club Drive has been repaired.

D. Drain Pipe

Mr. D'Amato reported the drain pipe at 171 Tradition Club Drive has been repaired.

E. 2017 Budget

Mr. D'Amato stated that the Budget workshop would be done at the October Meeting. He asked that all Board Members try to be present.

VII. New Business

VIII. Next Meeting

The next Board meeting has been scheduled for Thursday, October 27, 2016.

IX. Adjournment

There be no further business to discuss, a motion was made by Mrs. Cotton, seconded by Mr. Baughman, to adjourn the meeting at 3:45 PM. The motion carried.

Accepted:

Frank D'Amato, President

Kimber Ammerata
Recording Secretary

Date Approved and Signed