

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
September 26, 2013**

**MINUTES**

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, September 26, 2013 at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board Members:

Frank D'Amato, President

Merry Cotton, Director

John Bartha, Secretary

Absent were Arthur Voltaire, Treasurer

Thomas Ellison, Vice President

Also present were Jeanette Renault, Covenants Committee, Ron Brugge, homeowner, Steve Rosen homeowner, Alex Herndon, Buildings and Grounds Coordinator, 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 – Nothing to Report.**

**III. Committee Reports**

A. Social – Holiday lights are ordered and the additional \$500.00 in Elf Bucks will be directed to the clubhouse decorations.

B. Covenants Report – Ms. Renault provided the covenants briefing.

Upon a motion by Mr. D'Amato, seconded by Ms. Cotton and unanimously accepted, the Board of Directors voted to fine the owner of 222 Tradition Club Drive an additional \$100.00 for failure to remove a golf cart from their driveway after several months, numerous letters and two previous fines have been issued to the home owner.

55 Boatmen Drive – Upon a motion by Mr. D’Amato, seconded by Ms. Cotton and unanimously accepted, the Board of Directors voted to fine the owner a \$50.00 for failure to maintain their yard in an acceptable condition.

- C. ARB – Nothing to report.
- D. Willbrook Blvd – The Willbrook Road District budget will be presented in October 2014.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A.

**IV. Approval of August 29, 2013, Board of Director Meeting Minutes**

Upon a motion by Ms. Cotton, seconded by Mr. Bartha and unanimously accepted the minutes for the August 29, 2013, 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 August 31, 2013, were approved as submitted.

**VI. Unfinished Business**

- a. Tennis Courts – Mr. D’Amato advised that the resurfacing of the tennis courts would be schedule for the spring of 2014.
- b. Camera Testing – The cameras are up and operational.
- c. Pool Deck – The bids are due on September 26, 2013.
- d. Volunteer Program – Mr. Bartha advised that the painting of sign - posts will begin in the next two weeks.
- e. Life Saving Classes – Mr. Melzer will train the members on the AED operation potentially in November.
- f. Holiday Decorating – The decorations will be erected before Thanksgiving.
- g. Fountains – Mr. Hernandez advised that a new motor has been ordered for the Willbrook Road entrance.

**VII. New Business**

- A. Violation Letters – The Board of Directors reviewed and accepted the new violation letter template.
- B. Neighbor Disputes – Mr. D’Amato reviewed a neighborhood dispute, which was resolved.
- C. Medical Update on the BOD Members – Mr. D’Amato advised the other directors of the status of two directors after each had an operation.

**Next Meeting** - The next regular BOD Meeting is scheduled for Thursday, October 24, 2013, at 3:00 p.m.

**Adjournment**

Upon a motion by Ms. Cotton, seconded by Mr. Bartha and unanimously approved, the meeting was adjourned at 4:50 p.m.

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Phil McLeod  
Recording Secretary

Accepted:

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Frank D’Amato, President

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Date Approved and Signed