

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

**FOURTEENTH ANNUAL MEMBERS' MEETING
FEBRUARY 24, 2009**

MINUTES

Pursuant to call, the Fourteenth Annual Members' Meeting of the Tradition at Willbrook Plantation POA was held on Tuesday, February 24, 2009 at the Waccamaw High School, 2412 Kings River Road, Pawleys Island, South Carolina.

President D'Amato called the meeting to order at 6:40 p.m. He welcomed all members and introduced the head table.

INTRODUCTIONS

The following persons, Directors of the Association, were present in person:

Frank D'Amato - President
Bill Renault – Vice President
Tom Ellison – Secretary/Treasurer
Ron Eaglin – Director at Large
Merry Cotton – Director at Large

President D'Amato served as Chairman of the meeting. Also present was Ed Kemble, Association Manager, Chicora Association Management, Managing Agent for the Association, who served as Recording Secretary. Also present were Julie Alber and Sue Seith from Chicora Association Management.

ESTABLISH QUORUM / PROOF OF MAILING

Bill Renault, Vice President, served as the Proxy Agent for certain members of the Association who were unable to be present in person. A legal quorum of 66% was established to successfully conduct the meeting.

The Chairman requested the acting Secretary, Bill Renault, to examine the Proof of Mailing of the Notice of the Annual Members' Meeting verifying that all members had been duly notified of the time and place of the meeting.

APPROVAL OF MINUTES

Upon a motion by Ron Belbutowski, Lot #L042, seconded by Alan MacDonald, Lot #H123, and unanimously adopted, the minutes of the Annual Members' Meeting of February 26, 2008 were accepted as written.

ELECTION OF DIRECTORS

The Chairman stated that it was necessary to elect two Directors, each for a three-year term, as the terms of Frank D'Amato and Thomas Ellison were expiring. The two nominees listed in the formal Notice of the Annual Meeting were Frank D'Amato and Thomas Ellison. There were no nominations from the floor.

It was announced that Frank D'Amato and Thomas Ellison will serve as Directors, each for a three-year term. There were three write in nominations.

REPORTS

1. Social/Clubhouse

Ron Eaglin reported the Tradition community residents are a very active group.

Four major programs were held in 2008

- a) Garage Sale on June 6, with 47 participants.
- b). Fourth of July Golf Event, with 96 participants.
- c). Charity Pancake Breakfast, with 126 participants, raising \$700.00, which was donated to the Georgetown County Sheriffs, Santa Sleigh Program.
- d). Par Three Golf Tournament and Meal, with 84 players.

All of these events took the help of many people. A special thanks to all that make our community unique.

2. Architectural Review Board (ARB)

- a). Vince Civitarese reported that 46 permits had been submitted for consideration in 2008; this was down from the 72 submitted in 2007.
- b). Ongoing problem with homeowners doing projects without permits.

3. Buildings and Grounds

Art Voltaire reported the following:

- a). Flag poles are now erected at the front and rear entrance.
- b). Discussion was held over the look of the flagpoles. No overt objections to the flags, just observations and opinions.
- c). Painting of the fence around the pool was discussed. It was suggested by a resident that volunteers paint the fence. Mr. D'Amato indicated that chemical prep work was necessary and that it would be in our best interest to have it done professionally.

Covenants

Jeanette Renault reported that the following issues would soon need to be addressed in the community.

- a). Rust. Be pro-active, test irrigation systems before turning on sprinklers, and adjust the anti-rust additives.
- b). There is an over abundance of small statuary in the front yards of residents. Covenants do not allow for this.
- c). With spring coming on, it is time to look at the mailboxes and repair/paint as necessary.

4. Willbrook Road Maintenance District

Frank D'Amato reported that he sent letters to the Georgetown County Road Maintenance office to determine what part, if any, the county will play in repairing Willbrook Drive. There has been no response at this time.

5. Litchfield Corridor

Louis Bowers explained to the members present the necessity of a committee to maintain the landscaping for the Litchfield Corridor. Various local businesses and realtors have donated over \$60,000.00 for maintenance and beautification support to this committee. Annual maintenance costs are between \$100,000 and \$200,000. He also asked for volunteers.

ASSOCIATION REPORTS

1. Financial Report

The 2008 Audit was prepared by Phillips, Hursey & Farrell, CPA'S, LLC.

	<u>2008</u>	<u>2007</u>
Total Assets	\$487,636.00	\$433,214.00
Revenues	\$288,134.00	\$280,573.00
Expenses	\$244,299.00	\$264,458.00
Excess (Deficit) of Revenues Over Expenses	\$43,835.00	\$16,115.00

2008 ended with a positive variance. Copies of the audit are available upon request.

2. President's Report

Frank D'Amato addressed the membership and gave a review of the general activity in 2008 and the projects for 2009 along with a presentation of how the projects would be funded.

The following is a list of completed projects for 2008:

<u>Phase III Seal coating from the Reserve Fund</u> This project was completed.	\$16,437.00
<u>Replaced Locks (swimming pool, tennis courts, restrooms) from the Reserve Fund</u>	\$1,831.74
<u>TV Purchase and DVD Player</u>	\$2,500.00
<u>Community Laptop</u>	\$840.00
<u>New Pump for Pond at Back Entrance from Reserve Fund</u>	\$2,882.00
<u>Fascia Repair to Clubhouse</u>	\$465.00
<u>Ice Maker from the Reserve Fund</u>	\$940.00

Reserve Fund expense \$25,895.74, Reserve Fund Funded \$53,460.00.
Expected carryover to 2009 - \$27,564.26.

The following are projects scheduled for 2009:

<u>Phase four (4) seal coating</u>	\$10,400.00
<u>Reserve Fund Study</u> Infrastructure line item	\$4,895.00
<u>Common areas: Re-sod, plantings and irrigation improvements for common areas</u> Infrastructure line item	\$7,000.00
<u>Common Area Irrigation Pump replacement</u> Irrigation Repair line item	\$1200.00
<u>Pool Fence requires painting</u> Pool Deck line item	\$2,500.00
<u>Keys changed for Pool House</u> Infrastructure line item	\$500.00

Increase in size of clubhouse: feasibility and cost study needed before deciding to move forward.

NEW BUSINESS

- a. The Tax Resolution was presented. Upon a motion by Jerry Schmidt, Lot #H033, seconded by Ed Sheldon, Lot #T114, and unanimously adopted, the Tax Resolution was accepted.

- b. Land Transfer – Deeded to Tradition for free with \$60.00 per year taxes for all of the 73.4 acres of wetlands in and around the Tradition proper.

ADJOURNMENT

Upon a motion by Pat Shriver, Lot #H059, seconded by Walter Murren, Lot #H144, and unanimously adopted, the meeting adjourned at 7:30 p.m.

Submitted by:

Ed Kemble, Recording Secretary

Approved by:

Frank D'Amato, President

Date Approved