

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**JANUARY 22, 2009**

**MINUTES**

Pursuant to call, the Board of Directors for Tradition at Willbrook Plantation Property Owners Association, Inc. held their regularly scheduled meeting on Thursday, January 22, 2009 at 3:00 p.m. at the Clubhouse. The following members of the Board were present:

**Frank D'Amato  
Bill Renault  
Merry Cotton**

**Absent: Ron Eaglin  
Tom Ellison**

Also present were Jeanette Renault, Covenants Committee Chairman; Art Voltaire, Building and Grounds Chairman; Laura Kniffin and Ed Kemble of Chicora Development, Managing Agent of the Association. Mr. Kemble served as Recording Secretary. President D'Amato called the meeting to order at 3:00 p.m.

**OWNERS' FORUM**

None present at this meeting.

**COMMITTEE REPORTS**

**Social – Frank D'Amato**

An art exhibit will be held on the 6<sup>th</sup> of February from 5:00 p.m. till 9:00 p.m. and the 7<sup>th</sup> of February from 1:00 – 4:00 p.m.

Frank D'Amato stated that the Association was not buying a grill for the pool area, but will place a concrete pad to be used with the members' own grill.

**Covenants - Jeanette Renault – Unit H074, 36 Cobblestone Drive**

The updated covenants are at the lawyers and awaiting further action.

In the interim there were complaints about trash being placed out too early the day prior to the pick-up day. Frank D'Amato stated he personally went to the individuals and they agreed to place the cans out later on the day before pick-up.

## **ARB**

Requested Board support for home not in compliance, concerning shutter and mailbox color and small border fence, all installed without ARB approval, at 95 Boatmen Drive.

A decision was made to have Jeanette Renault and the Covenants Committee work with the ARB to expand the approved color list and develop a pallet or chip sample the homeowners can easily obtain.

Upon a motion by Bill Renault and seconded by Merry Cotton, the decision to allow the ARB to add colors to the color list was approved.

## **Willbrook Blvd.**

The Tradition Board and The Willbrook Road Maintenance Committee have contacted the Georgetown County Road Department in reference to the condition of the pavement on Kings River Road and Willbrook Boulevard. Georgetown County has made no commitment at this time to repair the roads.

## **B & G – Art Voltaire**

Art Voltaire stated that the pool shower lines that burst because of the weather would be repaired as soon as practicable.

Upon a motion by Bill Renault and seconded by Merry Cotton, the December 2008 minutes were approved as written.

## **Financial Report**

The Delinquent Regime fees were discussed and noted.

Laura Kniffin stated that the Reserve Cash/CD was due to mature on January 25, 2009. (Exhibit A)

Upon a motion by Bill Renault and seconded by Merry Cotton, the December 2008 financials were approved.

Frank D'Amato complimented both the board and the Art Voltaire, our B&G manager, for completing the year with a positive cash flow.

## **UNFINISHED BUSINESS**

Covenant Review (See Covenants Committee)

A survey is being sent to members for informational purposes. (Exhibit B)

The Board has allowed Art Voltaire to purchase and install two flagpoles to be placed at both of the main entrances of the Tradition.

Two file cabinets are to be purchased: 1 for the ARB and 1 for the Covenants Committee and will be placed in the clubhouse.

The lawyer is working on the waiver form for clubhouse and contractors.

Tom Ellison completed the clubhouse, pool, and tennis court guidelines.

Art Voltaire stated the pool drain covers were on order, but that the pool drains were sufficiently separated so as not to pose a problem with DHEC.

Merry Cotton wanted the Board to decide how much to allocate for volunteer recognition.

Upon a motion by Bill Renault and seconded by Merry Cotton, the amount of \$500.00 was approved for gifts for volunteer recognition.

## **NEW BUSINESS**

The Amenities survey will be sent in the January mailing.

The Board agreed to look into buying a used table tennis table, if it did not exceed \$300.00.

The Board agreed to send the Litchfield Beautification Committee an annual check for \$500.00

Upon a motion by Bill Renault and seconded by Merry Cotton, the amount of \$500.00 was approved for an annual gift to the Litchfield Beautification Committee.

Annual Property Owners Meeting – Tuesday, February 24, 2009 at Waccamaw High School beginning at 6:30 p.m.

Ed Kemble will bring the DHEC stickers when they arrive for the pool to Art Voltaire.

**NEXT MEETING**

The next meeting is scheduled for Thursday, February 19, 2009 at 3:00 p.m.

**ADJOURNMENT**

Upon a motion by Merry Cotton and seconded by, Bill Renault the meeting was adjourned at 4:40 p.m.

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Ed Kemble, Association Manager  
Recording Secretary

Approved:

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Thomas Ellison, Secretary

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Date Approved