

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
January 22, 2015**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday January 22, 2015 at 3:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Frank D'Amato, President

Thomas Ellison, Vice President

John Bartha, Secretary

Arthur Voltaire, Treasurer and Merry Cotton, Director were absent

Also present were Ron Brugee, Homeowner, Bob Hewitt, Homeowner, Bill and Jeanette Renault, Covenants Committee, Alex Herndon, Landscape and Maintenance contractor 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 3:05 p.m.

- II. Open Forum for Homeowners** – Mr. Hewitt addressed the issue of speeding cars on Tradition roads. Mr. D'Amato advised that he would contact the Georgetown Sherriff's office to ask for increased patrols.

III. Committee Reports

A. Social – Mr. D'Amato provided a brief on the Christmas lights at the back gate not working properly. Mr. D'Amato also advised that a grill for the pool area was purchased from Palmetto Outdoor Kitchens.

B. Covenants Report – 96 Patriot has flags marking an invisible pet fence. The Covenants Committee discussed these flags with the owner and they are going to remove them. Ms. Renault also asked if the Association could alert the owners to a meeting regarding restaurant billboards. Mr. D'Amato asked Ms. Renault to draft a note for the Board of Directors to review and if acceptable, he will have an e-mail broadcast sent out to alert the owners of the time and place of the meeting.

- C. Willbrook Blvd – The county agreed to remove the rumble strips at the end of Kings River Road. The county is planning a roundabout near the end of the Willbrook Road to allow vehicles to make a left turn coming out of the school.
- D. ARB – Nothing to report.
- E. Buildings and Grounds – Mr. Herndon provided a written report on the buildings and grounds submitted as Exhibit A. Mr. Billings is nearly ready to start work on the pool pergola.

IV. Approval of December 18, 2014, Board of Director Meeting Minutes

Upon a motion by Mr. Bartha, seconded by Mr. Ellison and unanimously accepted, the minutes for the December 18, 2014, meeting of the Board of Directors were approved as submitted.

Motion Passed

V. Kuester Financial Report

Upon a motion by Mr. Ellison, seconded by Mr. Bartha, and unanimously accepted, the financials for December 30, 2014, were approved as submitted.

Motion Passed

VI. Unfinished Business

- A. Mailings and Annual Meeting – The mailing for the meeting notice is ready to send.
- B. Updated Shutoffs, Panels, and Contractors – This project is ongoing.
- C. Planning for Shrub Replacement – The Board of Directors will meet with Mr. Herndon around the week of January 29th to determine the number and type of shrubs to install at the front and back entrances.

VII. New Business

- A. Annual Meeting Venue and Time – The meeting is scheduled to be held at Litchfield by the Sea at 4:30 pm. A preparatory meeting is scheduled for 10:00 am on February 17, 2015.

- B. Estimates for Seal Coating – Mr. D’Amato and Mr. Herndon will meet with Coastal Asphalt to schedule the date and discuss the expense of the seal coating project for this year.
- C. Shredding Expense – Mr. D’Amato discussed using a shredding service to offer to the owners.
- D. Golf Course – Rumors are being disseminated that the Tradition Golf Course is going to be purchased by a Chinese company. Mr. D’Amato will discuss this issue at the annual meeting.

VIII. Next Meeting

- A. The next meeting will be the annual members meeting, Thursday February 24 at 4:30 pm. The annual meeting preparatory meeting is scheduled for February 17 at 10:00 am.

IX. Adjournment

Upon a motion by Mr. Bartha, seconded by Mr. Ellison and unanimously approved, the meeting was adjourned at 4:12 p.m.

Phil McLeod
Recording Secretary

Accepted:

Frank D’Amato, President

Date Approved and Signed