

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**MAY 28, 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, May 28, 2009 at the Clubhouse in Litchfield, South Carolina.

The following members of the Board were present:

Frank D'Amato  
Bill Renault  
Tom Ellison  
Merry Cotton  
Ron Eaglin

Also present was Ed Kemble of Chicora Development, Managing Agent for the Association. Ed Kemble served as Recording Secretary. Jeanette Renault, from the Covenants Committee and Art Voltaire, Manager, Building and Grounds, were also present. Frank D'Amato served as Chairman and opened the meeting at 3:00 p.m. once he determined there was a quorum.

**FINANCIAL AND COMMITTEE REPORTS**

**FINANCIAL REPORT**

The financial statements for the month of April 2009 had been previously sent to the Board. There were no issues relating to finances. Two CDs were purchased to replace the ones that expired on May 26<sup>th</sup> and May 30<sup>th</sup>.

**SOCIAL COMMITTEE**

Merry Cotton gave Ed Kemble the remainder of the Garage Sale money. A total of \$370.00 was raised, minus expenses of \$80.36 to Darlene Dodson and \$30.00 to Merry Cotton. A profit of \$259.64 was realized and placed in the Community account.

The Association will sponsor the July 4<sup>th</sup> Golf Tournament at the Country Club. The Tradition Golf Club will manage future tournaments with assistance from the members.

## COVENANTS COMMITTEE

A request was made that Ed Kemble copy the Covenants Committee with all covenants correspondence. Ed and Frank D'Amato will tour the following properties the week of June 1, 2009:

1728 Tradition Club Drive – Yard unkempt.  
12 Pierpoint Drive – No # on mailbox  
1335 Tradition Club Drive – More needed to be done to yard.  
503 Tradition Club Drive – Yard looking better but weeds in beds.

## WILLBROOK BOULEVARD

No Report

## BUILDING AND GROUNDS

See Exhibit A

## MINUTES

Upon a motion by Tom Ellison, seconded by Bill Renault, and unanimously adopted, the Minutes of the April 23, 2009 Regular Board Meeting were approved as written.

## UNFINISHED BUSINESS

There were many favorable comments on the new covenants book. Future plans include placing the covenants book on the website.

Ed Kemble to send Frank D'Amato a check to be given to Litchfield Corridor Beautification Committee from the Association for \$500.00.

Phase 4 Seal Coating completed. That concludes the resealing for an unspecified time. It was mentioned that the cart paths that cross the roads are faded. Art Voltaire stated that it was a normal occurrence since the golf carts use the paths almost immediately after the reseal is applied.

The Reserve study group will have another meeting on June 4, 2009.

Frank D'Amato stated he would wait until school was out and talk to the school about additional audio equipment for both the school and the Association.

The fire extinguisher demonstration will be conducted at the clubhouse on June 6, 2009.

## **NEW BUSINESS**

A suggestion was made to have a sign closing the pool during water aerobics. The Board stated that there has not been a problem in the past with the water aerobics class being interrupted and didn't feel it was necessary to have a sign.

The Tennis Group would like to have another windscreen placed at the tennis courts. The Board approved the expenditure. Tom Ellison to purchase the windscreen and submit for reimbursement.

The locks at the pool house are being changed. Tom Ellison will determine the number of keys that will be needed to be made and then inform Art Voltaire, who will have them made. Club house keys will be dispersed on June 27<sup>th</sup> at 9:30 a.m. at the club house.

Art Voltaire would like the account information for accounts 0410 through 0492 from the General Ledger from the first of 2009 to the present. Ed Kemble will email those when procured.

Waccamaw Management will provide recycle bins to each resident at a cost of \$90.00 per year, but there are several options that are being explored to reduce or eliminate that additional cost.

Ed Kemble was requested to furnish a new list of residents' email addresses to the Board.

The next regularly scheduled meeting will be June 25, 2009 at 3:00 p.m. at the clubhouse.

## **ADJOURNMENT**

The meeting adjourned at 5:00 p.m.

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Ed Kemble  
Recording Secretary

Accepted:

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Frank D'Amato, President

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Date Approved & Signed