

TRADITION AT WILLBOOK PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

OPEN MEETING OF THE BOARD OF DIRECTORS

May 31, 2018

Minutes

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc. was held on Thursday, May 31, 2018 at the Owner's Clubhouse.

Present Board Members

Frank D'Amato, President

Dick Baughman, Vice President – Was absent

John Bartha, Secretary

Brian Kramer, Treasurer

Debbie Moeller, Director

- I. **Call to order-** Frank D' Amato called the meeting to order at 3:22 pm
- II. **Open forum for Homeowners –** No homeowners present.
- III. **Committee Reports:**
 - a. Social – July 4 golf tournament- Sponsored by Tradition POA at no cost to the homeowners. Debbie Moeller spoke about the June 16, 2018 social and the great success of the garage sale. (See Appendix A)
 - b. Willbrook Blvd- Frank D' Amato asked the county to remove green sacks they left behind.
 - c. ARB – Frank D' Amato attended the last ARB Meeting he let the Board know they are receiving a lot of submittals.
 - d. B&G- Alex Herndon presented his report to the Board (See Appendix B)
- IV. **Approval of April Minutes Open Meeting-** Brian Kramer made a motion to approve the April 26, 2018 open meeting minutes and the B&G report seconded by Debbie Moeller. All in favor motion passed.
- V. **Tradition Financial Report**
 - a. **Receipts / Invoices / Checks –** John Bartha submitted two (2) receipts for reimbursement for envelopes for thank you letters Dollar Tree Store \$4.28 and Dollar General store \$2.68. John Bartha submitted one (1) invoice for Grand Strand Rentals for a tent rental for the June 16, 2018 social event \$321.00. Mitzi Carley is to have a check cut and sent to her at the Kuester Management Group Myrtle Beach office. The Check is to be given to John Bartha to provide to the vendor. If the check isn't used the check will need to be voided by Kuester Management Group. Debbie Moeller submitted the two (2) receipts for reimbursement for 50 foil balloons at Dollar Tree store \$53.50 and UPS Store copies \$25.62. Debbie Moeller gave Mitzi Carley the garage sale checks in the amount of \$350.00 to be placed in the garage sale GL account. Alex Herndon submitted two (2) receipts Costco Wholesale \$131.23 to be reimbursed to Alex Herndon he paid with her personal credit card. Best Buy \$43.59 HGI cord for clubhouse TV purchase made on

Association credit card. Alex Herndon provided two (2) invoices to be paid Carolina Electric Solutions \$250.00 Island Sign Company \$192.60 for new pool signs. Frank D' Amato submitted one (1) invoices Chuck's Locksmith \$93.52 locks changed in clubhouse. Frank D' Amato submitted a reimbursement invoices for Celise McLaughlin \$65.95 for website and \$42.89 ink Cartridges. Frank D' Amato submitted a receipt for The UPS Store for copies \$6.41 was purchased on his Association card. Frank D' Amato submitted ARB deposits for Mitchell account 40570 \$25.00 patio replacement (25.00 non-refundable) Cocores account 41228 (\$250 Impact deposit, \$500.00 Landscape Deposit all deposits are refundable) Kefauver account 34999 (\$500.00 landscape deposit refundable). Frank D' Amato submitted the following checks \$20.00 License plates fee to be deposited in the association account, Pool house rental checks four (4) \$25.00 checks and two (2) \$100.00 checks \$300.00 to be added to the pool house rental association account.

- b. Approve April Financial Report – Debbie Moeller made a motion to accept the April 2018 financials seconded by John Bartha. All in favor motion passed.
- c. **CD Purchase** – Brian made a motion to purchase a CD at Sandhills Bank for \$100,000 at 2% for 12 months. The new CD will be purchased from the reserve money market account funds. Brian Kramer the Board Treasurer for Tradition at Willbrook Plantation POA and Frank D'Amato the Board President will be the signer for the new CD purchased. Mitzi Carley Community Manager is to have a check for \$100, 000. Sent to the Myrtle Beach Kuester Management office from the corporate office in Fort Mill. Frank D' Amato and Brian Kramer will make sure that all CD info will be mailed to the Kuester Management office in Fort Mill at P.O Box 3340 Fort Mill, SC 29716 seconded by Frank D' Amato. All in favor motion passed.

VI. Unfinished Business

- a. Drainage repairs – work in progress.
- b. WTS security system – Frank D' Amato will talk with vendor about proposal.
- c. Spectrum Service – Frank D' Amato will talk with Spectrum about a meeting date. Mitzi Carley will then see if the school is available.
- d. Sign Repairs – work in progress.
- e. Covenants/ARB Update – Work in progress.

VII. New Business

- a. Community social – The social event will be June 16, 2018 at 6:00 pm.
- b. TV and pool house damage – Tv has been installed and the damages have been repaired.

VIII. Meeting Adjourned – Debbie Moeller made a motion to adjourn the open meeting at 4:58pm seconded by Brian Kramer. All in favor motion passed. Next BOD meeting, Thursday, June 28 at 3:00pm