

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 17, 2016**

MINUTES

Pursuant to call, the monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, November 17, 2016 at 12:00 pm at the Owner's Clubhouse.

I. Opening of the Meeting

Present were Board Members:

Dick Baughman, Vice President
Brian Kramer, Treasurer
Merry Cotton, Director

Not Present

Frank D'Amato, President
John Bartha, Secretary

Also present was Kimber Ammerata of Kuester Management Group and Alex Herndon, Maintenance Manager. Mrs. Ammerata served as Recording Secretary.

A quorum was established and Vice President Dick Baughman called the meeting to order at 12:00 p.m.

II. Owner's Forum:

No owners were present to speak

III. Committee Reports

A. **Social Committee** – Mrs. Cotton reported an article had been written for the November Newsletter to alert the nearly 35 new homeowners about the spring garage sale. The tentative May date will be decided early in the New Year a contact person for homeowners wishing to participate will be announce. This information will be provided in the Spring Newsletter.

B. **Covenants Committee** – There was nothing to report.

C. **Willbrook Blvd.** – There was nothing to report

D. **ARB** – Mr. Baughman noted there was a meeting of the ARB later in the evening and any information could be discussed at the next Board Meeting.

E. **Buildings and Grounds**

Alex Herndon gave an update attached as "Exhibit A". The Board again discussed issues with the mesh from previous sod being exposed. Mr. Herndon will address the issues later in the week.

IV. Approval of October 27, 2016 Board of Director Meeting Minutes

Upon a motion made by Mr. Kramer, seconded by Mrs. Cotton, it was;

MOVED: To approve the minutes from the October 27, 2016 meeting minutes.

V. Kuester Financial Report

The Board briefly reviewed the financials. Upon a motion by Mrs. Cotton, seconded by Mr. Kramer, and unanimously approved, it was:

MOVED: To approve the October Financial Report as presented.

VI. Unfinished Business

A. Christmas Decorations

Mr. Baughman presented checks for pool rentals and Christmas decorations charged to the Associations Credit card. Upon a motion by Mrs. Cotton, seconded by Mr. Kramer and unanimously approved, it was:

MOVED: To approve the Christmas Central Invoice for reimbursement to petty cash account.

VII. New Business

The annual Christmas Carol sing along is scheduled for December 9, 2016 at the clubhouse. The event is Board sponsored and will include cookies, cider and other refreshments.

VIII. Next Meeting

The next Board meeting has been scheduled for Thursday, December 15, 2016 at 3 PM.

IX. Adjournment

There is no further business to discuss, Mr. Kramer, seconded by Mrs. Cotton, made a motion to adjourn the meeting at 12:34 PM. The motion carried.

Kimber Ammerata
Recording Secretary

Accepted:

Frank D'Amato, President

Date Approved and Signed