

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

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**REGULAR MEETING OF THE BOARD OF DIRECTORS  
September 29, 2011**

**MINUTES**

The monthly meeting of the Board of Directors of Tradition at Willbrook Plantation POA, Inc., was held on Thursday, September 29, 2011, at the Owner's Clubhouse.

**I. Opening of the Meeting**

Present were Board of Directors Members:  
Frank D'Amato, President  
Thomas Ellison, Vice President  
David Rubin, Treasurer  
John Bartha, Secretary  
Merry Cotton, Director

Also present were Ronald Brugge and Bill and Jeanette Renault, Don Breznicky, Richard & Catherine Nielson, Tradition homeowners, as well as Phil McLeod and Penny Rose from Kuester Management Group. Ms. Rose served as recording secretary.

A quorum was established and the meeting was called to order at 3:00 p.m. by President Frank D'Amato.

**II. Committee Reports**

A. Social – The Par 3 will be canceled due to availability issues.

B. Covenants – Ms. Renault discussed 55 Boatman Drive. The rust on the back of the house and tank continues to be an issue. Due to owner's health situation Mr. D'Amato will arrange to have the rust removed.

1452 Tradition Club Drive – Ms. Renault discussed the rust problem with the realtor for this house. The rust is to be removed and the water turned off. 63 Patriot Lane was sent a letter regarding out of state license plates from the Covenants Committee.

Ms. Nielsen thanked the Board and Ms. Renault for all the work that is being done.

C. Willbrook Blvd. – The repaving of Willbrook Blvd. is complete with the exception of painting the stripes.

D. B&G – Mr. Herndon submitted a Building and Grounds Report entered as Exhibit A.

- E. Mr. Breznicky complained about LBTS not responding to his request for a smoking area on the deck. Mr. D'Amato agreed to pass his request on to LBTS.

### **III. Approval of August 25, 2011 Minutes**

Upon a motion by Mr. Rubin, seconded by Ms. Cotton and unanimously accepted the minutes for the August 25, 2011 meeting were approved.  
Motion Passed

### **IV. Kuester Financial Report**

Upon a motion by Mr. Ellison, seconded by Ms. Cotton, and unanimously accepted, the August 2011, financials were approved.

Motion passed.

### **V. Unfinished Business**

- A. Investigate Neighborhood Watch with Sherriff's office – Mr. Bartha stated he had received only two telephone calls regarding the Neighborhood Watch Program. Due to the lack of interest this matter was dropped.
- B. Pool Bottom will need repair/painting – Beginning October 3, 2011 the pool will be closed for repairs. Mr. Herndon will post signs.
- C. Water Supply from Wells – The Board of Directors will consider digging a deeper well or a new well in the spring of 2012.
- D. Seal Coating 2012 – Mr. D'Amato stated the spray coating and squeegee coating of Phase I is scheduled to begin in the spring of 2012.

### **VI. New Business**

- A. Finalize 2012 Budget – The Board of Director's reviewed the draft budget for 2012. Upon a motion by Mr. D'Amato, seconded by Mr. Rubin, and unanimously accepted, the 2012 Budget was approved.

Upon a motion by Mr. Ellison, seconded by Ms. Cotton the Board of Directors agreed to cash out the \$94,432.02 CD from Crescent Bank to purchase a CD at North State Bank.

### **Next Meeting**

The next regular BOD Meeting is scheduled for Thursday October 27, 2011, at 3:00 p.m.

**Adjournment**

Upon a motion by Mr. D'Amato, seconded by Mr. Rubin, and unanimously approved, the meeting was adjourned at 4:25 p.m.

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Phil McLeod  
Recording Secretary

Accepted:

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Frank D'Amato, President

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Date Approved and Signed

## Tradition POA Board Meeting

September 29, 2011

### Building and Grounds----Alex Herndon

- Irrigation repairs have been delayed due to the heavy rains recently
- October 2 – pool repairs will start
- The property has been overseeded with rye
- Fall flowers are on order and change-out is planned for the second week of October, subject to weather and delivery
- Street signs are being cleaned and will be painted soon
- Work on fountain at back entrance should be finished today
- Light timer at the club house has been reset for shorter days
- Bulbs replaced at flag pole and club house