



The Tradition at Willbrook Plantation

THE SPECTRUM PROPOSAL:

The Tradition Board of Directors worked with Spectrum on a proposal for communitywide services. At a cost of \$41.00 per month, the proposal includes cable TV at the Bronze HD level (includes Showtime and The Movie Channel), internet (at highest speed available in the area — 100X10 Mbps at this writing), a wireless internet modem including internal router, and up to 4 cable boxes (each with a channel lineup guide). If approved, this new program will eliminate the annual basic cable fee to Litchfield By The Sea (\$217). Telephone (land line) and additional subscription channels (e.g., HBO) may be purchased separately from Spectrum. This proposal was presented at two property owner meetings in July. Details and Q&As are posted on our website: www.tradition29585.com.

IMPLEMENTATION:

Spectrum's new program requires participation by all Tradition property owners. In October, the Board of Directors will perform their annual budget evaluation of operating and reserve funds to determine if increases to POA "regime fees" (dues) are necessary. To approve the Spectrum proposal and incorporate the fee into our 2019 budget, our governing documents, specifically the Declaration of Covenants, Conditions and Restrictions, require an affirmative vote by two-thirds (2/3) of property owners for an increase in assessments that exceeds 10%. See ballot.

The new Spectrum program would begin January 1, 2019. To implement the \$41.00 rate, Spectrum will submit one monthly invoice to The Tradition through Kuester Management. As a result, the Spectrum fee will become part of your monthly POA payment to Kuester. Your current *method* of POA payment will remain the same but will increase by the \$41.00 Spectrum fee. The Spectrum proposal states that any fee increase will not exceed a maximum of 5% per year (2019 through 2024). During the term of the contract, as technology progresses, Spectrum upgrades will be included at no additional costs.

VOTE BEFORE OCTOBER 13th

Your vote is important – and necessary -- for the Board of Directors to complete the 2019 budget process. **Please complete the prepaid ballot and return your vote by 13th October 2018. Thank You!**

The Tradition at Willbrook Plantation
Board of Directors

TRADITION AT WILLBROOK PROPERTY OWNERS ASSOCIATION, INC.
BALLOT FOR PROPOSED INCREASE IN ANNUAL ASSESSMENTS

This document is a ballot for a vote on whether or not to allow an increase in the annual assessment which exceeds the current assessment by more than Ten Percent (10%). *See* Declaration of Covenants, Article VIII, Section 3. In order for the vote to pass, two-thirds (2/3) of the ownership (405 lots, each lot receiving one vote), or Sixty-Seven Percent (67%) will need to vote affirmatively.

Pursuant to Article VIII, Section 5 and Section 33-31-708 of the S.C. Non-Profit Act, the number of votes cast must be Seventy-Five (75%) of all the votes in the community for a quorum to be met.

The voting shall remain open and all ballots should be returned by October 13th, 2018.

This ballot is a vote to allow for the increase in the annual assessments by Forty-One and No/100s Dollars (\$41.00) due to the Spectrum proposal, which will increase the annual assessment by more than Ten Percent (10%).

Yes, I approve

No, I disapprove

Print Name: _____

Tradition Address/Lot
number: _____

Signature: _____

Print, vote and mail to:
Mitzi Carley 1951 Glenss Bay Rd.,
Suite D104 Myrtle Beach, SC 29575