

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**February 14, 2012**

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Larry Knapp at the Eaglebrooke Clubhouse, Lakeland, FL. at 6:30 p.m., February 14, 2012.

**Establish Quorum:** Directors present: Rich Weaver, Rob Pearce and Larry Knapp. Absent: Alan Lukhaub and Robert Matheis. Quorum was declared present.

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Paul Weaver (Grandview), Kirsten Haake (View Pointe Way), and L.E. Wilson & Associates representative, Emilia Eich.

**Minutes:** Motion made by Rich Weaver, seconded by Rob Pearce and the minutes of the Board of Director's Meetings held on January 10, 2012 were unanimously approved as presented.

**President's Report:** No formal report.

**Update from CDD Chairperson-** Rich wants Emilia to follow up with Valleycrest to ensure they properly maintain the weeds in the Pond on the south side of the entrance and the areas on the common area sidewalks are being properly edged.

**Financial Report:** Emilia presented the financial reports through January 31, 2012 and they will be filed as presented.

**Manager's Report:** Emilia reviewed the Manager's Report and the Violation Spreadsheet.

Richard and Lana Howe would like to be the block captains for Reflections and the Board was agreeable to these homeowners filling the current vacancy.

Emilia presented the 2011 1120-H form for the Board's approval. Rich Weaver motioned, Rob Pearce seconded and it was unanimously approved to file the tax form as presented. Larry Knapp signed and Emilia will send to the IRS for filing.

**Committee Reports:**

**ARC:** – No report as the meeting was cancelled.

**CAM:** Emilia stated that Valleycrest will be replacing the sod on the left side of Eagle Ridge Blvd. as you enter The Preserves and they will also be landscaping the monument areas and various areas around the Common Area that need filled in. Once the threat of freeze is over, these plantings will be scheduled.

**Safety & Security Report:** No report.

**Club Liaison:** Larry asked Mike Schuhman to follow up with the Club on the boat at the 8<sup>th</sup> hole for boats are not permitted in the pond areas.

**Web Site:** Paul has been posting the minutes within 24 hours of the meeting.

**Old Business:**

1. **Vacant Lot Maintenance-** Rob Pearce has been working with Philip Olivera and they officially have a schedule; however, the cleanup of the various building materials as promised last month has not come to fruition. Rob did confirm that the dirt mound will be taken care of when the two homes are finished to complete the landscaping.
2. **Vacant Lot Parking Rules-** The Board reviewed the draft letter which will subsequently be sent to Scott Clark, with Clark and Albaugh Attorneys, for their review and will be placed on the CDD agenda as Golden Lakes would be authorizing the towing of vehicles off of vacant lots once the Consent is signed by the homeowners.

**New Business:**

1. **Nominating Committee-** After much discussion, no one is willing to serve on the Nominating Committee for the Board of Directors. We currently have one homeowner who has submitted her name. Due to the alternating term schedule, there will be two Board positions available- Alan Lukhaub and Rich Weaver.
2. **Other business:** None.

There being no further business, Rich motioned, Rob seconded and the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Rob Pearce, Treasurer  
Emilia Eich, Recorder