

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 10, 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., April 10, 2012.

Establish Quorum: Directors present: Rich Weaver, Rob Pearce, Alan Lukhaub, Robert Matheis and Larry Knapp. Absent: None. Quorum was declared present.

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

Minutes: Motion made by Rich Weaver, seconded by Bob Matheis and the minutes of the Board of Director's Meetings held on February 14, 2012 were unanimously approved as presented.

President's Report: Larry stated they received an attorney opinion regarding towing off of private lots, and the answer is absolutely not, under any circumstance.

Some owners had discussed the need for a light at Osprey Landing Drive at the entrance and Emilia will research moving one of the street lights that is not being utilized near the golf course to that entrance.

There has been a petition received for speed bumps and the District's attorney is researching whether it is even possible before more proposals are requested.

Update from CDD Chairperson- Rich stated that at the last meeting, he asked all Supervisors to supply a list of long term capital work which will be discussed at the June meeting.

The sidewalks will also be replaced where the homeowner recently fell near Cascades.

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

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

Committee Reports:

ARC: – Ray O. stated the following Architectural requests were approved at the meeting on this day at 5:30 p.m.”

- Lot 13 in The Preserve: House plan reviewed and \$250.00 processing fee received.
- 1260 Vista Hills Drive: Landscaping plan approved as presented
- 7018 Cascades Court: Wooden jungle gym approved with the stipulation that a letter from each neighbor is received approving the placement of the jungle gym.
- 7018 Cascades Court: Concrete section in back yard approved as long as homeowner is notified in letter that they will be responsible if the patio causes drainage issues.
- 7128 Lake Eaglebrooke Way: Two Crepe Myrtle trees approved as outlined.

- 7022 Cascades Court- Gazebo approved since homeowner has complied and provided pictures and a letter from each neighbor approving such.
- 1080 Clearpointe Way- exterior paint request approved
- 7075 Lake Eaglebrooke Way- exterior paint request approved
- 7020 Island Lake Lane- exterior paint request approved.
- 835 Whisper Woods Drive- elevation change and exterior paint request approved.
- 880 Osprey Landing Drive- enlarge pool enclosure and add a pool and spa approved as outlined.

CAM: Emilia stated the landscaping replacement is completed and the sod will be replaced at the entrance to The Preserve.

Safety & Security Report: Larry said the police will be patrolling again next month.

Club Liaison: Mike stated the boat was supposed to be taken care of when it is seen in the water.

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

Old Business:

1. **Vacant Lot Maintenance-** Rob Pearce has been monitoring the community and agrees that the dirt pile has decreased and they are mowing, edging, and weed whacking as agreed. That being said, the homeowner's association dues will continue to be posted to the builder's accounts until further notice.

New Business:

1. **Plat Map Discussion on Lake Eaglebrooke Way-** After discussion and review of the plat map, Rich motioned, Alan seconded and it was unanimously approved to send the homeowner a certified letter asking them to cease parking on the easement as the Declaration of Covenants and Conditions clearly state that vehicles must be parked in the garage or driveway. Emilia confirmed that the documents will be quoted in the letter.
2. **Other business:** None.

There being no further business, Rob Pearce motioned, Bob Matheis seconded and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder