

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

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

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

**Minutes:** Motion made by Rich Weaver, seconded by Alan Lukhaub and the minutes of the Board of Director's Meetings held on June 12, 2012 were unanimously approved as presented.

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

**Update from CDD Chairperson-** Rich stated the lawn maintenance bids are being reviewed, there will be a DSL line installed at the gate for the cameras and the sidewalk where the homeowners fell has been replaced.

**Financial Report:** Emilia presented the financial reports through June 30, 2012 and they will be filed as presented.

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

**Committee Reports:**

**ARC:** – Alan stated there were four requests approved at the ARC meeting prior to the Board meeting which are as follows: 7128 Lake Eaglebrooke Way for a vent hood exhaust, 7004 Lake Eaglebrooke Drive for exterior paint colors with the exception to a door color which was not submitted, 7350 Osprey Landing Pointe for a pool and spa with the stipulation that any drainage issues throughout the community from the pool installation will be the homeowner's responsibility and 620 Osprey Landing Drive for exterior paint colors. The ARC meeting was adjourned at 6:03 p.m.

**CAM:** As previously discussed under "Update from CDD Chairperson."

**Safety & Security Report:** Larry reported the Speed Bump memorandum has been placed on the website.

**Club Liaison:** No report.

**Web Site:** Paul reported that a new Webhosting company has been hired so Emilia can post the minutes. Larry also asked that a post be placed on the website that there is no meeting for August.

**Old Business:**

1. **Vacant Lot Maintenance-** Emilia reported that Code Enforcement has been contacted for the lots that are not being properly maintained.

**New Business:**

1. **Other business:** Larry opened the floor for owners to express concerns or ask questions and discussion was held.

There being no further business, Rich Weaver motioned, Bob Matheis seconded and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary  
Emilia Eich, Recorder