

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 11, 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., September 11, 2012.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Joe Martin (Island Lake Lane), Richard Howe (Reflections), Kirsten Haake (View Pointe), Ray Oberhofer (Whisper Woods) 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 July 10, 2012 were unanimously approved as presented.

President's Report: No report.

Update from CDD Chairperson- Rich stated the security cameras were installed and they are still tweaking the license plate camera. The extra 7 foot bike rack was installed as well and the children seem to be utilizing it due to the sign posted that bikes not placed in bike racks will be removed.

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

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

Committee Reports:

ARC: – Alan stated there were twelve requests submitted to the ARC meeting prior to the Board meeting which are as follows: 6781 Eagle Ridge Blvd- chain link fence denied; 7119 Lake Eaglebrooke Way- plaque/sign above garage door denied; 7061 Cascades Court- new door and paint approved; 7061 Cascades Court- screened in lanai denied for lack of information; 1260 Vista Hills Drive- decorative band addition around house denied for Committee would like to see stone continued as well; 7092 Lake Eaglebrooke Way- exterior painting approved; 6534 Eagle View Loop- play set temporarily denied for lack of site plan; 6847 Lake Eaglebrooke Drive- exterior paint approved; 7121 Lake Eaglebrooke Drive- exterior paint approved; 565 Whisper Woods Drive- exterior paint approved; 7092 Lake Eaglebrooke Way- bathroom window closed in with addition of Solatube approved; 6887 Eagle Ridge Loop- exterior paint approved. The ARC meeting was adjourned at 6:30 p.m.

CAM: Floralawn is the official lawn maintenance provider for the CDD and they are treating for weeds in all the common areas and trimming the landscape accordingly.

Controlled Access Report: No report.

Club Liaison: No report.

Web Site: Rich reported that the scams that are coming through daily are web-bots which is an auto generated issue and it is not the web hosting facility. Emilia will ask Paul to change the website so members have to log in which should decrease the scams coming through.

Old Business:

1. **Vacant Lot Maintenance-** Larry confirmed that the empty lots are being maintained by the developer and builders per the agreement.

New Business:

1. **Builder Assessment Credit for Lot Mowing-** After discussion, Alan motioned, Rob P. seconded and it was approved with one abstain vote from Rich that from this point forward as long as the builders maintain their vacant lots in The Preserve, they will be absolved from Assessments. As a result, when the property changes ownership, the new owners will be assessed from that point forward.
2. **Wildlife Nuisance-** Larry stated there are some members who have reported feral cats being fed and would like the Board's opinion as to how the Association should proceed. Rich said to call Animal Control and they will provide a trap or call Feral Fanciers Inc. and they will come and get the cats. The management company will continue to send letters to the owners and treat it as any other violation.
3. **Multiple requests to opt out of lawn maintenance-** Larry stated there are some members of the club lots that would appreciate the opportunity to opt out of the lawn service. After much discussion, Rich motioned, Alan seconded and it was unanimously approved to go out for bid for the lawn maintenance contracts to be due by the next Board meeting and they must be able to start maintenance within seven (7) days if the contractor revokes their 30 day cancellation clause; in addition, the requests for opt out are denied and the owners will be notified that a new lawn maintenance contractor is being sought.
4. **HOA Foreclosure-** Larry stated that the Association has not customarily foreclosed for one year's dues; however there is one residence that has a tenant that is causing issues throughout the Community. Therefore, Rich motioned, Bob M. seconded and it was unanimously approved to foreclose on the property.
5. **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 8:13 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder