

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 13, 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., November 13, 2012.

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

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

Minutes: Motion made by Rob Pearce, seconded by Alan Lukhaub and the minutes of the Board of Director's Meetings held on October 9, 2012 were unanimously approved as presented.

President's Report: No report.

Update from CDD Chairperson- Rich stated the Parking Resolution was amended at the 10:00 am meeting earlier in the day reinforcing that the process once someone has been towed does not have to start over, that they will be towed every time thereafter if parked on the street during a Roving Inspection. The newly appointed Supervisor to fill the current vacancy is Felipe Olivera. The School Bus stop is being reviewed at this time for a better option. The monument out front in honor of the veterans was approved.

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

Manager's Report: Emilia reviewed the Manager's Report, Roving Report, and the Violation Spreadsheet. After discussion, Alan motioned, Rob P. seconded and it was unanimously approved to file one personal money judgment against a homeowner who had a violation that went to suit and then moved.

Committee Reports:

ARC: – Ray O. stated there were eight requests submitted to the ARC meeting prior to the Board meeting which are as follows: 1245 Osprey Landing Drive-exterior paint; 1268 Vista Hills Drive-palm trees; 1095 View Pointe Way-exterior paint; 6534 Eagle View Loop- play set; 580 Osprey Landing Drive- exterior paint; 7315 Osprey Landing Pointe-house plans; 6755 Eagle Ridge Blvd- house plans and landscape plans; 6734 Eagle Ridge Blvd-house plans. The ARC meeting was adjourned at 6:30 p.m.

7104 Lake Eaglebrooke Way has a request to install a paver brick pad (12' x 12') on the side of their home. After further discussion at the Board meeting, the request was tabled until a survey of the property was issued to ensure the paver pad stays within their property line and further ensure the parking area is large enough to accommodate their vehicle. Once the survey is received, Emilia will forward it to the Committee so they can measure and report back to the Board.

CAM: Emilia asked to defer her report until the Breakdown of financials.

Access Control Update: No report.

Club Liaison: No report.

Web Site: Paul stated the new website is up and running. Emilia will meet with Paul to discuss uploading of the minutes.

Old Business:

1. **Vacant Lot Maintenance-** No report.
2. **Lake Eaglebrooke Way easement discussion on Parking:** Larry inquired with the Board as to whether or not deliveries, service vehicles, maintenance providers constitute as Parking. After discussion, the Board unanimously agrees that this does not constitute "parking."
3. **Club Lot Maintenance:** Emilia distributed the Club Lot maintenance calendar. Floralawn is starting this week and will have two crews on site.

New Business:

1. **2013 Budget Approval-** Alan motioned, Rich seconded and the Proposed 2013 Budget was unanimously approved.
2. **Breakdown of Financials for potential CDD contribution:** After review, the Board unanimously approved the contributions. Emilia will inquire with Deal Electric about adding three more lights to make it even on both sides of the entrance which Alan motioned, Bob seconded and it was unanimously approved to review and vote via email on the additional costs.
3. **Other business:** A homeowner presented a concern about the broken water meters. During Emilia's next inspection with Floralawn, these will be identified and reported accordingly.

There being no further business, Rich Weaver motioned, Alan Lukhaub seconded and the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder