

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**December 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., December 11, 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), 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 November 13, 2012 were unanimously approved as presented.

**President's Report:** The Gates on the entrance and exit side of the community have been removed to be repaired and powder coated. Also, a new swing arm is being installed on the exit side to match the inbound.

**Update from CDD Chairperson-** Rich asked Emilia to contact the District's attorney to confirm the county is still responsible for maintenance infractions for potable and reclaimed water from the roadside to the meter. In addition, a meeting needs to be set up with one District Chairperson after the first of the year with the manager for Reclaimed Water and Potable water. Also in attendance will be Rich Weaver, Gary Moyer, Steve Shealey, Scott Clark and Emilia Eich. The Association is under the impression that the county is not responding to the homeowner's request in an acceptable manner and the notification for the recent main line break was unacceptable.

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

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

**Committee Reports:**

**ARC:** – Ray O. stated there were five requests submitted to the ARC meeting prior to the Board meeting which are as follows: 6506 Eagle Ridge Way- house plans approved with request for landscaping plans; 7119 Lake Eaglebrooke Way- sun room approved; 1235 Osprey Landing Drive- roof approved; 765 Whisper Woods Drive- exterior paint colors approved; 6583 Eagle Ridge Way- house plans approved. The ARC meeting was adjourned at 6:15 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 extensive discussion at the Board meeting, the request was denied based on the deed restrictions regarding Parking regulations and that they have a two car garage and driveway along with everyone else in their community. It was unanimously approved to have Web Melton, attorney for Bush Ross, follow up with the homeowner's denied request.

There is also a vacancy on the ARC Committee; Ray Oberhofer has agreed to keep the position until the annual meeting in March where the Board can ask for volunteers.

**CAM:** Emilia reported that the pine tree by the entrance that was struck by lightning will be removed, one landscaping bed was redone this month with azaleas and the landscaping proposals for the front are currently being reviewed by the District Supervisors.

**Access Control Update:** Larry noted that he is reviewing the updated Post orders and wants to reemphasize the right lane always takes precedence over the left lane.

**Club Liaison:** No report.

**Web Site:** Paul stated the new website has been updated and the lawn maintenance schedule for club lots will be posted on the calendar. Emilia will continue to send updates and all owners with club lot maintenance will be encouraged to visit the website.

#### **Old Business:**

1. **Vacant Lot Maintenance-** No report.
2. **Club Lot Maintenance:** Emilia stated Floralawn will be in the area on Wednesday, Thursday and Friday this week to catch up. She encourages all block captains to let their blocks know and to look at the website for updates.

#### **New Business:**

1. **Capital Improvement Updates:** Previously discussed; however, the additional lighting bid came in at \$9976.38. Bob Matheis motioned, Rob Pearce seconded and it was unanimously approved to spend the additional monies on adding the entrance lighting in an effort to maintain conformity.
2. **Other business:** A homeowner presented a concern about the grates on Lake Eaglebrooke Way not being edged properly. Emilia will follow up with Floralawn to ensure this is done as part of their routine maintenance.

There being no further business, Bob Matheis motioned, Alan Lukhaub seconded and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary  
Emilia Eich, Recorder