

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 12, 2013

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., February 12, 2013.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Paul Weaver (Grandview), Richard Howe (Reflections), 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 January 8, 2013 were unanimously approved as presented.

President's Report: Larry stated the lights are up and Deal Electric is in the process of leveling them. In addition, the swing arm gate is up and working as installed by American Access Controls.

Update from CDD Chairperson- Rich stated that he attended the meeting with Polk County Utilities and to date, the issues have not all been resolved. Rich and Emilia will continue to report these issues and request a date as to when each issue will be corrected.

Financial Report: Emilia presented the financials through December 31, 2012. Rich Weaver motioned, Alan Lukhaub seconded and it was unanimously approved to close the books and proceed with 2013.

Manager's Report: Emilia reviewed the Manager's Report, Roving Report, and the Violation Spreadsheet. A discussion was held regarding the Roving report and there have been several issues noted on Clearpointe; therefore, Rich authorized the guard to drive through three nights in a row. Rich and Larry confirmed that if the cars are in the right of way, they are to be ticketed. In addition, trampolines were discussed and it was determined that if the trampolines are directly behind the home and cannot be seen from the boulevard, they are not to be addressed. Emilia stated the dirt pile has still not been leveled despite several emails to Dale Jacobs and his returned email that it was scheduled. Therefore, the Board unanimously approved a certified letter be sent to the developer, Dale Jacobs, giving him a timeframe to have the issue corrected.

Committee Reports:

ARC: – Ray stated there were twelve requests submitted to the ARC meeting prior to the Board meeting which are as follows: 6767 Eagle Ridge Blvd- house plan denied due to inconsistencies with the plans and building materials; 7116 Lake Eaglebrooke Way- roof changes approved; 7053 Cascades Court- exterior paint approved; 6890 Eagle Ridge Loop- exterior paint approved; 705 Whisper Woods Drive- exterior paint approved; Lot 12 Vista Hills- House plans approved; 435 Osprey Landing Way- pool and screen room approved with the stipulation the minimum setbacks are obtained; 6961 Lake Eaglebrooke Drive- exterior paint approved; 555 Whisper Woods Drive- solar pool heater approved; 1340 Osprey Landing Drive- fence replacement approved; 7460 Reflections Lake Drive- exterior paint approved; 6992 Eagle Ridge Blvd- exterior paint approved. The ARC meeting was adjourned at 5:43 p.m.

There were also some questions as to whether the minimum setbacks were met for the new house on Osprey Landing Pointe. After discussion, the final plans in the permit box indicates the minimum setbacks were required to be 15 feet in the front of the home by Polk County which matches the description in the deed restrictions; therefore, the minimum setbacks were met.

CAM: Emilia reported that Floralawn has met with the golf course to discuss the watering of the boulevard. This has been corrected and the boulevard should begin looking less dry. Larry inquired as to whether or not anyone had any concerns and the following was stated: the Common Area in Grandview need to be trimmed and the ligustrum behind Lake Eaglebrooke Way needs to be trimmed. Emilia will follow up with Floralawn to ensure these items are completed.

Access Control Update: No report.

Club Liaison: No report.

Web Site: Paul stated updates are completed at this time.

Old Business:

- 1. Vacant Lot Maintenance-** Larry stated the vacant lots have been maintained on a routine basis.
- 2. Club Lot Maintenance:** Larry inquired as to whether anyone present had any issues with the maintenance. None reported. Rich asked that Floralawn develop a report to post to the website as to what has been completed on the club lots including pesticide, fertilization and pre-emergent.
- 3. Capital Improvement Updates:** Emilia stated that all items that were approved have been completed i.e. gate painting, entrance lights, and swing arm gate.

New Business:

- 1. Taxes for 2012:** Emilia presented the 1120H form as required by the Internal Revenue Service and Larry Knapp signed the form.

2. **Annual meeting:** The annual meeting is currently scheduled for March 12, 2013 at 7:00 p.m. As of this date, no candidates have been received. Therefore, all the present Board members agreed to stay on.
3. **Any other Business deemed appropriate by the President:** Larry inquired as to whether or not a tenant, if a notarized letter is received from the owner granting permission, can pay off the owner's lien or foreclosure through the Association. After much discussion, it was agreed that this would be interfering with the owner's property rights and not something the Association should be involved with.

Larry inquired as to whether the Board would increase the Management Contract for weekly inspections. L. E. Wilson and Associates proposed \$5850.00; however, the Board presented a counterproposal of \$3900.00 which was motioned by Rich Weaver, seconded by Alan Lukhaub and unanimously approved. (This was accepted by the management company)

There being no further business, Rich motioned, Bob seconded and the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Rob Pearce, Secretary
Emilia Eich, Recorder