

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 14, 2013**

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Rich Weaver, at the Eaglebrooke Clubhouse, Lakeland, FL. at 6:38 p.m., on May 14, 2013.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Mike Butefish on behalf of Betty Hester (Lake Eaglebrooke Way), Richard Howe (Reflections), Chaucer Hwang (Preserve) and L.E. Wilson & Associates representative, Emilia Eich.

**Minutes:** Motion made by Alan Lukhaub, seconded by Rob Pearce and the minutes of the Board of Director's Meetings held on April 9, 2013 were unanimously approved as presented.

**President's Report/CDD Chairperson:** Rich stated the landscaping out front is almost completed and the Culvert repairs have been approved and in the process of being scheduled. There was also one eviction on Reflections Lake Drive where the household items left were placed on the curb for 24 hours which is required by Florida law. Therefore, the Community Association has no jurisdiction over whether or not these items can be placed outside of the residence.

**Financial Report:** Emilia presented the financials through April 30, 2013 and they will be filed as submitted.

**Manager's Report:** Emilia reviewed the Manager's Report, Roving Report, and the Violation Spreadsheet. Emilia confirmed that the mailbox painting letters have been mailed and several have already been corrected. The Board agreed to allow homeowners 30 days to respond to the letter and if not, the Certified letter will be mailed.

In regards to the Roving, since the last three day in a row was successful, Rich asked Emilia to inquire with Gary Moyer, Property Manager for the CDD, to see if the budget would allow another 3-day rover in the next couple of weeks. Emilia will inquire and contact Rich for approval.

**Committee Reports:**

**ARC:** – Rich stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 6530 Eagle View Loop- aluminum fence, 1264 Vista Hills Drive- landscaping, 7315 Osprey Landing Pointe- landscaping, 1375 Osprey Landing Drive- exterior paint, 7330 Reflections Lake Drive- exterior paint, 7112 Lake Eaglebrooke Way-

exterior paint, 6878 Eagle Ridge Loop- exterior paint, 6938 Eagle Ridge Blvd-exterior paint and pavers for back patio and driveway apron.

In addition, D.R. Horton inquired as to whether they could have pre-approved house plans for the twenty four developer lots they are purchasing in The Preserve and after discussion, the Board agreed with the following caveats: the same style/floor plan and/or exterior colors may not be built next to each other, submitting landscaping plan with quantity of plants and type as outlined in the Architectural Guidelines; completing the Architectural application with the \$250.00 application fee for each home.

A request for a new home was submitted for 1520 Eagle Ridge Drive and will remain outstanding until the list of plant types and quantities are received and the home will indeed meet the required minimum square feet of 2800 for that particular lot. The paint colors for the exterior were submitted and approved as well as the roof materials.

A landscaping request was submitted and approved with the caveat that they must submit the list of plant types and quantities before the approval letter can be written to ensure the landscaping falls within the Architectural Guidelines.

The ARC meeting was adjourned at 6:38 p.m.

**CAM:** Rich stated that all items were discussed under the CDD report.

**Access Control Update:** Rich stated that Larry confirmed via email that he has spoken to the Sheriff's office and is waiting for the final confirmation that motorcycle officers can be scheduled in the community since there are currently only three areas a patrol car can park. Emilia will follow up with Gary Moyer to ensure the form was completed.

**Club Liaison:** No report.

**Web Site:** Emilia verified that the website has been updated.

### **Old Business:**

- 1. Vacant Lot Maintenance-** Emilia stated the vacant lots need to be mowed; therefore Rich will contact Dale Jacobs and Philip Olivera to ensure the agreement is still in place since the lots are scheduled to be sold.
- 2. Club Lot Maintenance/Contract review and discussion:** Emilia stated that the copy of the lawn maintenance contract, mowing schedule, trimming schedule, and spreadsheet of when each area will be maintained is included with their meeting packet. The items have also been placed on the website and will be mailed with the next invoice for Eaglebrooke club lots.
- 3. Rulemaking section of the Deed Restrictions-** Alan stated that he would like defined commercial business hours which relates to the "Quiet Enjoyment" section of the Deed Restrictions. Therefore, Emilia will contact the attorney for a complete review of the rule making process and requirements as per the Declaration of Covenants, Conditions, and Restrictions for Eaglebrooke and F.S. 720.

**New Business:**

**1. Any other Business deemed appropriate by the President:**

Chaucer addressed the debris on the vacant lots in The Preserve whereas Rich and Emilia explained that no reports as to whom is depositing items on the vacant lots has been received; therefore cannot be addressed at this time.

Chaucer stated that the trees in Tract A1 on the plat map have perished as a result of the treatment provided by Meryman Environmental through the CDD. Emilia confirmed that she is addressing this concern with Dr. Meryman, owner of Meryman Environmental, and will continue to follow up with Chaucer as the information is received.

Rich confirmed that the Aquatic Weed Control on the golf course was not being properly treated; therefore, this item has been addressed with Dale Jacobs and rectified.

There being no further business, Bob Matheis motioned, Alan Lukhaub seconded and the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary  
Emilia Eich, Recorder