

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 12, 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 6:30 p.m., on November 12, 2013.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way) and L.E. Wilson & Associates representative, Emilia Eich.

Minutes: Motion made by Alan Lukhaub, seconded by Bob Matheis and the minutes of the Board of Director's Meetings held on October 8, 2013 were unanimously approved as presented. Motion made by Alan Lukhaub, seconded by Bob Matheis and the minutes of the ARC meeting on October 22, 2013 were unanimously approved as amended.

President's Report/CDD Chairperson: Rich stated the CDD met on November 5, 2013 and the following was discussed: Budget planning for next fiscal year, the DOT standards for street signs have changed which is being investigated or the Association may be required to install green and white reflective signs but the CDD Attorney is researching, retention pond maintenance which has been addressed, and six damaged drainage culverts were approved to be repaired.

Financial Report: Emilia presented the financials through October 31, 2013 and they will be filed as submitted.

Manager's Report: Emilia reviewed the Manager's Report, Roving Report, and the Violation Spreadsheet. Grandview Homeowner's Association has sold a title to a third party in which Eaglebrooke Community Association was named as a payee; therefore, Emilia presented the agreement to be signed so the Association is paid it's past due monies. Alan Lukhaub motioned, Rob Pearce seconded and it was unanimously approved to sign the agreement.

Committee Reports:

ARC: – Emilia stated the ARC meeting started at 6:00 p.m. and the requests were reviewed as follows: 7128 Lake Eaglebrooke Way- exterior paint approved; 6829 Eagle Ridge Loop- exterior paint approved; 1205 Vista Hills Drive- exterior paint for side door approved; 655 Whisper Woods Drive- exterior paint approved; 6860 Lake Eaglebrooke Drive- exterior paint approved; 335 Osprey Landing Way- exterior paint approved; 1173 Clearpointe Way- exterior paint approved. The ARC meeting was adjourned at 6:20 p.m.

CAM: Rich stated that the irrigation issues have currently been resolved along the boulevard and the CDD is obtaining driveway extension bids for the area between Grandview and The Preserve as well as additional street lighting.

Access Control Update: Larry stated he has nothing new to report.

Club Liaison: Mike stated he has nothing new to report.

Web Site: Paul stated the menu issue with the Document section has been corrected.

Old Business:

- 1. Vacant Lot Maintenance-** Emilia stated there are currently three lot owners signed up for the maintenance. Emilia inquired as to whether the Board would like a second letter to be sent. The Board agreed that a second letter should be sent to include a due date to inform the Board what the maintenance plan for the vacant lots are for the record if they are not going to participate in the program.
- 2. Club Lot Maintenance:** Emilia presented the updated Work order report for review. The three items reported have been corrected.

New Business:

- 1. 2014 Proposed Budget:** Emilia reviewed the proposed 2014 Budget. Alan Lukhaub motioned, Larry Knapp seconded and the proposed 2014 Budget was unanimously approved.
- 2. Any other Business deemed appropriate by the President:** Larry Knapp motioned to purchase an IPAD and case not to exceed \$600.00 for the sole purpose of uploading the documents and information for Eaglebrooke use only with the caveat that if the Association changes management companies, it would be turned over, Alan Lukhaub seconded and it was unanimously approved. In addition, Rich will add this to his monthly service plan through Verizon for \$10.00 plus taxes in which the Association would be billed every six months. The Board unanimously approved reimbursing Rich Weaver upon receipt of an invoice.

The Speed limit discussion ensued whereas Rich stated the District's Civil Engineer is going to go to the County and make an informal inquiry on the speed limit as originally set by the County when the property was developed. If a formal inquiry is made, the Association could have the consequence of 30 miles per hour, more or less, after a traffic study is completed which is not believed to be a desired speed limit.

D.R. Horton appealed the ARC's decision to deny the plan for Lot 121 with a front entry garage. After further discussion, Alan Lukhaub motioned, Larry Knapp seconded and it was unanimously approved to not accept front entry garages therefore the appeal was denied. Rich clarified that D.R. Horton will

be held to the standard of the Eaglebrooke North's restrictions and they do not have the power to change them.

There being no further business, Rob Pearce motioned, Bob Matheis seconded and the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder