

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 14, 2014

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 January 14, 2014.

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

Also present Block Captains: Kitty Nelson (Cascades Court), Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Richard Howe (Reflections), Ray Oberhofer (Whisper Woods) and L.E. Wilson & Associates representative, Emilia Eich.

Minutes: Motion made by Bob Matheis, seconded by Rob Pearce and the minutes of the Board of Director's Meetings held on December 10, 2013 were unanimously approved as presented.

President's Report/CDD Chairperson: Rich stated that he and Emilia have met with Matthew from Signs and Specialties to discuss the street sign replacement and repainting. Matthew will issue a quote for the next CDD meeting in March.

Financial Report: Emilia presented the financials through December 31, 2013 and requested a motion to close the books to proceed with 2014. Larry Knapp motioned, Rob Pearce seconded and it was unanimously approved to close the books.

Manager's Report: Emilia reviewed the Manager's Report, Roving Report, Tenant Report and the Violation Spreadsheet. Emilia inquired as to whether the homeowners/tenants who do not have barcodes should be sent an attorney demand letter. After discussion, it was confirmed by the Board that these homes should get a quarterly reminder letter but there is no document demanding that they request barcodes.

Secondly, the property at 7132 Lake Eaglebrooke Way has yet to complete an Architectural request for his gutters and the attorney has sent the Pre-Suit Mediation letter which has not received a response. After discussion, Rob Pearce motioned, Rich Weaver seconded to file a lawsuit; however, Larry Knapp and Bob Matheis voted "nay"; therefore this item will be tabled for the next meeting.

Committee Reports:

ARC: – Emilia stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 7412 Whisper Woods Way- house and landscaping plans; 7119 Lake Eaglebrooke Way- decorative curbing; 7128 Lake Eaglebrooke Way-

decorative curbing; 6755 Eagle Ridge Blvd.- Children's playset; 7004 Island Lake Lane- exterior paint; 7113 Lake Eaglebrooke Way- exterior paint; 1000 Osprey Landing Drive- exterior paint. The ARC meeting was adjourned at 6:15 p.m.

CAM: Emilia stated some landscaping additions have been completed to fill in areas and other replacement plantings are currently on order.

Access Control Update: Larry stated the third sign has been installed at the bicycle racks so hopefully this one will not be damaged.

Club Liaison Report: No report.

Web Site: No report.

Old Business:

- 1. Vacant Lot Maintenance-** Emilia stated there are currently seven lot owners signed up for the maintenance. All but two builders have stated they will maintain their own.
- 2. Club Lot Maintenance:** Emilia presented the updated Work Order report and stated there was an issue with the most recent county inspections so Floralawn has designed a new door hanger so the issues will be addressed sooner and the homeowners have a choice if they want to pay Floralawn, a third party or make the repairs themselves if the damage is not resulting from a lawn maintenance error.

New Business:

- 1. Nominating Committee:** Rich asked for volunteers in which Ray Oberhofer and Anthony Stevens agreed to serve on the Nominating Committee. Emilia will place their contact information in the update. There was another homeowner who volunteered but she was not present to be formally nominated as requested.
- 2. Update and Invoices for 2014:** Emilia stated the deadline is Friday, January 16, 2014 to submit articles for the update to be mailed to all members.
- 3. Any other Business deemed appropriate by the President:**
No further discussion.

There being no further business, Rob Pearce motioned, Bob Matheis seconded and the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder