

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 10, 2015

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 10, 2015.

Establish Quorum: Directors present: Rich Weaver, Larry Knapp, Alan Lukhab, Bob Mathesis and Rob Pearce. Quorum was declared present.

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), and Better Hester (Lake Eaglebrooke Way), Kitty Nelson (Cascades Court), Rich Howe (Reflections). Also present was L. E. Wilson & Associates representative, JoAnna Likar.

Minutes: Motion made by Larry Knapp, seconded by Rob Pearce to approve the minutes of the Board of Director's Meetings held on October 13, 2015 as amended, and the Architectural Meeting held on October 13, 2015. Unanimously approved.

President's Report/CDD Chairperson: Rich Weaver reported the following on behalf of the CDD:

The CDD is awaiting a report from Deal Electric to see if any upgrades can be made for the street lights.

Financial Report: JoAnna presented the financials through October 31, 2015 and they will be filed as submitted.

Manager's Report: JoAnna reviewed the Manager's Report, Roving Report and the Violation Spreadsheet. The Board has directed JoAnna Likar to send 1 violators to attorney Scott Clark. Rich Weaver instructed Joanna to have Securitas come out two time next week and the following week.

Committee Reports:

ARC: Rich Weaver stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 1159 Clearpointe Way - patio enclosure, 7345 Osprey Landing Pointe- exterior paint, 7036 Cascades Court - exterior paint, 7045 Cascades Court - exterior paint, 7083 Lake Eaglebrook Way - exterior paint, 6808 Eagle Ridge Blvd-screen enclosure.

CAM: Rich Weave report above.

Access Control Update: Larry Knapp reported that the deputy was in the community on Halloween night. JoAnna Likar will look into no fishing signs provided by Polk County.

Club Liaison Report: No report.

Web Site: The website is updated.

Old Business:

1. **Vacant Lot Maintenance:** Letters are being sent out for the vacant lot program 2016.
2. **Club Lot Maintenance:** Two Request in the last month. Rich Weaver asked to set up a meeting with Floralawn next Thursday, November 19, 2015

New Business:

1. **2016 Proposed Budget:** Motion was made by Larry Knapp, seconded by Alan Lukhab to approve the proposed 2016 budget as presented.
2. **Any other business deemed appropriate:**
 - a. Motion was made by Rob Mathesis to instruct the attorney to send a letter to a member regarding modifications made without an architectural request. Alan Lukhab seconded and it was approved by 3 to 1 vote, Rob Mathesis, Alan Lukab and Rob Peace approved, Larry Knapp denied and Rich Weaver abstained.
 - b. The Board of Directors spoke about holiday decorations and will ask the Next Door website host to put a volunteer blurb online.

There being no further business, Robert Mathesis motioned, Rob Pearce seconded and the meeting was adjourned at 7:45p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
JoAnna Likar, Recorder