

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 12, 2016**

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 6:32 p.m., on April 12, 2016.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), and Betty Hester (Lake Eaglebrooke Way), Kitty Nelson (Cascades), Paul Weaver (Grandview). Also present was L. E. Wilson & Associates representative, JoAnna Likar.

**Minutes:** Motion made by Rob Pearce, seconded by Bob Mathesis to approve the minutes of the Board of Director's Meetings held on February 9, 2016 as presented, and the Architectural Meeting held on February 9, 2016 as presented. Unanimously approved.

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

- The Road painting will begin shortly, the manager will put out a warning sign before.
- Next meeting will be in June.

**Financial Report:** JoAnna presented the financials through March 31, 2016 and they will be filed as submitted.

**Manager's Report:** JoAnna reviewed the Manager's Report, Roving Report and the Violation Spreadsheet. JoAnna advised the committee that the storage unit is due April 19<sup>th</sup> and the items would have to be moved to Champions before then. The Violation report was reviewed and four items including parking on lawn, two basketball hoops, and the weed in the backyard were sent to the attorney.

**Committee Reports:**

**ARC:** Richard Weaver stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows:

- 1240 Osprey Landing Drive - replace shingles
- 1136 Clearpointe Way - remove Maple tree
- 1070 Reflections Lake Lop - add landscaping to existing beds
- 7069 Cascades Court - add pavers and extend driveway
- 605 Whisper Woods- paint exterior

Three D.R.Horton house plans were denied due to lack of information.  
One appeal was made in regards to 7022 Lake Eaglebrooke Drive for a patio. This will be tabled for the board to review the plans in person.

**CAM:** Rich Weaver asked JoAnna Likar to find out if the drainage filming was done.

**Access Control Update:** Larry Knapp reported that two belts were replaced on the outbound side.

**Club Liaison Report:** No report.

**Web Site:** Website is updated.

**Old Business:**

1. **Vacant Lot Maintenance:**
2. **Club Lot Maintenance:** JoAnna Likar reviewed the work order report.

**New Business:**

1. **Any other business deemed appropriate:**  
605 Osprey Landing - the house is not in foreclosure, JoAnna will call code enforcement.  
Discussion in regards to the Board of Directors and the terms. Rich Weaver and Alan Lukhab resigned.

Officers: Motion was made seconded and unanimously approved to elect the following board members as officers:

Larry Knapp - President

Rob Pearce - Vice President

Secretary/ Treasurer - Bob Mathesis

There being no further business, Larry Knapp motioned, Rob Pearce seconded and the meeting was adjourned at 8:00p.m.

Respectfully submitted,

Bob Mathesis, Secretary

JoAnna Likar, Recorder