

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

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Larry Knapp, at the Eaglebrooke Clubhouse, Lakeland, FL at 7:00 p.m., on July 12, 2016.

Establish Quorum: Directors present: Larry Knapp, Rob Pearce, Richard Weaver, Laura Lear and Bob Mathesis. Also present was Manager JoAnna Likar. Quorum was declared present.

Also present Block Captains: Brian Ahearn (Clearpointe Way), Mike Schuhman (Lake Eaglebrooke), Sandi Contreras (Preserves). Also present was L. E. Wilson & Associates representative, JoAnna Likar.

Minutes: Motion made by Laura Lear, seconded by Rob Pearce to approve the minutes of the Board of Director's meeting held on June 14, 2016 as presented, and the Architectural Meeting held on June 16, 2016 as presented. Unanimously approved.

President's Report/CDD Chairperson: Larry Knapp reported the following:

- The pavers at the exit to Eaglebrooke have been repaired
- The gold fennels have been repainted on the gates.
- The state law for towing has been changed and due to this we are adding 6 new towing signs at each neighborhood entrance.
- The trees will be trimmed the second week of August.

Financial Report: JoAnna presented the financials through June 30, 2016 and they will be filed as submitted.

Manager's Report: JoAnna reviewed the Manager's Report, Roving Report and the Violation Spreadsheet.

Committee Reports:

ARC: Rob Pearce stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows:

6515 Eagle View Loop - Fence, pool and screen enclosure

7069 Cascades Court - Fence

421 Osprey Landing Drive - Exterior paint and flag pole

1143 Clearpointe Way - Remove Palm tree

CAM: Report was given by the CDD chair (see CDD Chair Report).

Access Control Update: Larry Knapp reported that the tape on the gate arms have been replaced.

Club Liaison Report: No report.

Web Site: Website is being worked on by L.E.Wilson, the website will be up by August 1, 2016. After JoAnna Likar will upload the documents and work on connecting both servers together.

Old Business:

1. **Vacant Lot Maintenance:** JoAnna Likar reported that the vacant lawns will be mowed this week.
2. **Club Lot Maintenance:** JoAnna Likar reviewed the work order report.

New Business:

1. **Any other business deemed appropriate:**
 - Laura Lear reported that there is a Communications Meeting August 2nd and 16th.
 - Homeowners brought to attention on the Board getting a “Property under Video Surveillance” sign.
 - A homeowner brought to JoAnna Likars attention a letter she received in regards to a basketball hoop. JoAnna Likar is to write an apology letter in regards to the homeowner receiving this letter in error.
 - Board instructed JoAnna Likar she is to write all lot owners (including builders) in regards to the dumpsters and the overgrown lot, even when construction is taking place.
 - Homeowners raised concern to the board in regards to the review of the Management Contract.
 - Homeowners raised concerns to JoAnna Likar why she did not table the Annual Meeting for 90 days.

There being no further business, Larry Knapp motioned, Rob Pearce seconded and the meeting was adjourned at 8:33p.m.

Respectfully submitted,

Bob Mathesis, Secretary
JoAnna Likar, Recorder