

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 9, 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 August 9, 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), Kitty Nelson (Cascades). Also present was L. E. Wilson & Associates representative, JoAnna Likar.

Minutes: Motion made by Richard Weaver, seconded by Bob Mathesis to approve the minutes of the Board of Director's meeting held on July 12, 2016 as presented. Unanimously approved.

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

- If you would like to volunteer to hang the decorative flags throughout the community, or holiday lights you must sign a liability release form.
- The Board is looking into developing a fining committee. Laura Lear has volunteered to head this committee to get this developer.

Richard Weaver reported the following for the CDD:

- A public hearing took place for the 2016/2017 Budget. The assessments will not change.
- The CDD is looking into the purchase of a bond.
- The CDD has an engagement letter for a firm to review the golf and capital market along with attorney bonds.
- There is another offer for a purchaser for the clubhouse. The CDD has first right of refusal.
- The CDD is looking into the front wall of Cascades and Grandview to relieve drainage issues.

Financial Report: JoAnna presented the financials through July 31, 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:

6918 Lake Eaglebrooke Drive - Exterior paint

The following were denied:

Lot 31 - Insufficient information

Lot 16 - Insufficient information

Lot 123 - Insufficient information

Lot 122 - Insufficient information

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

Access Control Update: The gate will be fixed by Wednesday. The CDD is looking into different vendors.

Club Liaison Report: No report.

Web Site: JoAnna Likar announced that the company will not release the website till it is fully executed.

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:**
 - Rob Pearce brought to attention about the sewer clean out caps. Homeowners can contact the county for replacement.
 - Laura Lear announced there was a robbery on Eagle Ridge Way, if anyone has cameras please let the homeowners or board know.
 - Laura Lear asked for volunteers interested in service as block captains.
 - Communications Committee is gathering emails to update the community.
 - The chain link fence on Osprey Landing West needs to be repaired.
 - Members brought concern that they hope the CDD is doing their due diligence on the purchase of the golf course.
 - The pool areas at the Clubhouse is in disarray. There are no umbrellas, the furniture needs to be replaced.

There being no further business, Richard Weaver motioned, Laura Lear seconded and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Bob Mathesis, Secretary
JoAnna Likar, Recorder