

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 9, 2017

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Laura Lear, at the Eaglebrooke Clubhouse, Lakeland, FL at 6:30 p.m., on May 9, 2017.

Establish Quorum: Directors present: Laura Lear, Jarrett Gregory, Lithea Beck, Art Fulmer, and Richard Weaver. Also present was Manager JoAnna Likar. Quorum was declared present.

Minutes: Motion made by Rich Weaver, seconded by Lithea Beck to approve the minutes of the Board of Director's meeting held on April 11, 2017 as presented. Unanimously approved.
President's Report: Laura reported that the board can be by phone or email, however please be patient especially if an email is written over the weekend for a response. Jarrett will post on Nextdoor the upcoming meetings and the draft agenda.

CDD Chairperson: Rich Weaver reported the following: - School is out on June 2, 2017, after this the CDD will be renovating the front entrance to redirect the water. - The golf course hired a replacement for the superintendent and was closed one day for aerification. - The CDD has proposed an offer to a General Manager from New Jersey that has worked at Forest Hills. - Jennifer White the events coordinator has submitted her resignation. - The pump motor at #16 is out for drainage issues at this time. - A new point of sales system is ordered that communicates better with other systems through the clubhouse. - June 6th CDD meeting will be presenting a short budget for the clubhouse. - The CDD is in the process of reviewing capital improvements and a priority list of what needs to be done. - Billy Casper Golf national food and beverage servicing training. - Dubbs Dread general manager will be in the clubhouse shortly offering suggestions and giving advice for Eaglebrooke. -

Financial Report: Art Fulmer presented the financials through April 30, 2017. They will be filed as presented.

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

Committee Reports:

ARC: The ARC meeting started at 6:00 p.m. and the requests were approved as follows: - 1050 View Pointe Way - remove tree - 1532 Eagle Ridge Drive - remove tree, add lanai - 7128 Lake Eaglebrooke Way - add curbing - 1128 Cleapointe Way - remove tree - 815 Osprey Landing Drive - paint exterior - 7540 Reflections Lake Drive - paint exterior - 1050 Reflections Lake Loop - replace roof - Lot 119 - new construction
CAM: Rich Weaver reported that they are getting quotes for the pavers, crosswalks, and trimming of trees.

Access Control Update: Larry Knapp – No report

Club Liaison Report: Mike Schuhman - No report

Web Site: The Eaglebrooke.net website is currently updated. We will be speaking with Paul Weaver about a possible calendar.

Block Captain Update: Kathy Luke reported that the Communications meeting for June 6th may have to be rescheduled due to the CDD meeting.

Resident Comments:

Old Business:

1. Fining Committee: The Board of Directors and the fining committee will review the proposed procedures and have suggestions/corrections for the next meeting. This item is tabled.
2. Review of the Bylaws for the amendment change: Frank Friscia gave a written opinion on whether or not a change can be made without the vote of 2/3 membership. Art Fulmer will call attorney Frank Friscia to get clarification on some items.
3. Management RFP: The Board has requested several proposals from different management companies. They will review these proposals. Action tabled at this time.
4. N2N Publishing Contract: Motion was made by Laura Lear to accept the N2N Publishing contract at a free cost. Jarrett Gregory seconded and it was unanimously approved.

New Business:

1. Rentals: Laura Lear reported that there are homeowners throughout the community renting their house for short term rentals. Jarret Gregory will review possible rental restrictions.
2. Shared of deed restrictions: Art Fulmer reported that this is confidential information and the Florida Statue shares what process you will need to go through to review these. Art Fulmer will speak to the attorney and get clarification what can be reviewed and what cannot.
3. Any other business deemed appropriate by the President: Laura Lear reported that if you are walking your pet please pick up after them. There are many homeowners that have been complaining about this.

There being no further business, Richard Weaver motioned, Laura Lear seconded and the meeting was adjourned at 7:45 p.m. Respectfully submitted,

Jarret Gregory, Secretary JoAnna Likar, Recorder