

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 19, 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 6:37p.m. on September 19, 2017.

Establish Quorum: Directors present: Laura Lear, Jarett 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 Art Fulmer to approve the minutes of the Board of Director's meeting held on July 11, 2017 as presented. Unanimously approved.

President's Report: Laura Lear reported that she will discuss items in new business.

CDD Chairperson: Rich Weaver reported the following:

- The next CDD meeting will take place September 20, 2017 at 6:00pm at the Eaglebrooke Clubhouse.
- The CDD is eligible for FEMA Recovery Funds. At this time, the CDD is not sure what the final number will be.
- The CDD has sustained tree damage, and tomorrow they will approve a quote for removal.
- The CDD and golf course will be using lot 19 in the Preserves and under the high-power line to place debris, as FEMA required they pick up the debris.
- The Club sustained minor damage. The lift station failed due to loss of power. The lift station is owned and operated by Polk County. The 24-hour emergency number did not work and the CDD demanded an agreement going forward for generators.

Financial Report: Art Fulmer presented the financials through August 31, 2017. They will be filed as presented.

Manager's Report: JoAnna Likar reported that there are 8 new residents, the outstanding accounts receivable for Eaglebrooke is \$5540.00. The outstanding accounts receivable for the lawns is \$17,489.33. The Board reviewed the outstanding violations.

Committee Reports:

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

- 1090 View Pointe Way - install gutters
- 580 Osprey Landing – replace dead palm
- 1003 Clearpointe Way – replace roof
- Lot 93 - landscaping

- Lot 79 – new construction
- Lot 85 – new construction
- Lot 93 new construction
- 6876 Lake Eaglebrooke Drive - exterior paint
- 7510 Reflections Lake Loop - outdoor fireplace
- 1285 Vista Hills – screen enclosure, side wall
- Lot 80 – new construction
- Lot 122 – new construction
- Lot 106 – new construction
- Lot 16 – new construction
- Lot 118 – new construction
- 6558 Eagle Ridge Way - landscaping

The following architectural request were tabled and needed more information:

- 635 Whisper Woods Drive – new construction
- 1100 Osprey Landing Drive – French drain
- 1040 View Pointe Way - sunroom

The following architectural request were denied

- Lot 123 – New construction
- 1120 View Pointe Way – replace roof

Club Liaison Report: Mike Schuhman - No report

Web Site: We are continuously adding items to the Eaglebrooke website. If you have any ideas or suggestions please let the board know.

Block Captain Lead Update: None.

Block Captain Report: None

Communication Committee: None.

Old Business:

1. **Deed Restrictions Appeal Committee:** The Board discussed the Eaglebrooke Covenants Violations Appeals Process. Motion was made by Laura Lear, seconded by Art Fulmer, and unanimously approved to approve the Covenants Violations Appeals Process. This document will be mailed out to all the Eaglebrooke Homeowners. The Board is looking for volunteers to serve on the Appeals Committee. If you are interested please send a brief resume with why you would like to serve.
2. **Review of the Bylaws for amendment change:** Art Fulmer reported that he spoke with the attorney about the change of the Bylaws committee. The attorney stated that it would be a 65% affirmative vote of the Preserve. Rich Weaver stated

that even if the Preserve changed their Bylaws, the Eaglebrooke Association still has in their Declaration that basketball hoops are not to be left out, unless in use.

- 3. Rentals:** The Board discussed implementing rental restriction throughout the community. Art Fulmer will draft some language and send this to the board for review.

New Business:

- 1. Floralawn:** The Board discussed their dissatisfaction with the lawn service. The Board will send a survey out to the club lots to get feedback, as well as schedule a ride through with the Floralawn manager.
- 2. Vacant Lots:** Rich Weaver reported that you cannot place lawn debris on any vacant lots or common areas. The debris will not be picked up by Polk County. If you hire a lawn service, they should take away the debris with them. If you do the lawn work yourself, you can pile the debris neatly on your curb to be picked up.
- 3. Block Captains:** Laura Lear reported that with JoAnna Likar being an onsite manager, the Block Captain duties and the Property Manager duties are overlapping. JoAnna Likar will sit down and go through the duties that overlap and a meeting will be scheduled with the Block Captains and JoAnna to discuss how the Block Captains can assist.
- 4. 2018 Proposed Budget:** The Board reviewed the 2018 proposed budget. Motion was made by Laura Lear, seconded by Rich Weaver and unanimously approved to adopt the 2018 Budget. The budget will be sent to all residents. There will be no change in assessment.
- 5. Board Meeting Dates 2017/2018:** Laura Lear announced with JoAnna Likar being onsite to assist residents, it was not necessary to have a Board Meeting every month. The next Board meeting will take place Saturday, December 9, 2017 at 9:00am at the clubhouse. Please check www.eaglebrooke.net to review the calendar schedule for the Board meetings.
- 6. Any business deemed appropriate by the President:** None.

There being no further business, Laura Lear motioned, Rich Weaver seconded and the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Jarret Gregory, Secretary
JoAnna Likar, Recorder