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EAGLEBROOKE COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING December 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 9:05a.m. on December 9, 2017.

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

Minutes: Motion made by Jarrett Gregory, seconded by Lithea Beck approve the minutes of the Board of Director's meeting held on September 19, 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 debris throughout the neighborhood has been picked up from the road as and the vacant lot.
- Last week there was a boring company out boring from the entrance and exit to the guard house. Soon Soundwaves will be replacing the cameras as you drive into the community, and as you drive out.
- The streetlights on View Pointe Way will be replaced shortly.
- The Brazilian peppers have been removed from the retention pond in the Preserves.
- A1 Pond is controlled by SWFWMD. There have been issues with homeowners throwing yard debris and other items in to the pond. The CDD is looking at quotes to clean this out. The cheapest one is \$90,000.00. The CDD is reviewing proposals to have a 6ft chain link on the wall.
- On January 28th the golf cart lease is up. The CDD may hold a special meeting to approve the new golf carts.
- The painting out front is completed, the pool areas has been completed. The club is looking at purchasing a new boiler as the current one is leaking.
- December 19, 2017 the staff at the club and CDD will meeting with FEMA to review recovery.
- The CDD is looking to purchase generators incase there is ever another power failure for the pump stations.
- The speed study has been published. The engineer discovered most drivers were driving the speed limit or 5mph over. The community does not have enough traffic that would need speed bumps. The CDD will be increasing the patrol for the radar police.
- On Island Lake Lane, the CDD is look at placing curbing or reflectors that will force drivers to more over to the left when driving.

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- Crosswalks will be placed across Eagle Ridge Blvd, and Eaglebrooke Blvd.

After a discussion of CDD comments on adding sidewalks at the gate, Brian Ahearn noted that both sidewalks on Clearpointe do not go all the way to the Boulevard. This is a concern to Clearpointe residents as they must walk in the street to access the Boulevard. This problem was mentioned in the survey of residents. Rich Weaver was aware of the problem and indicated it would be looked at.

Financial Report: JoAnna Likar presented the financials through October 31, 2017. They will be filed as presented.

Manager's Report: JoAnna Likar reported that there are 6 new residents, the outstanding accounts receivable for Eaglebrooke is \$5250.00. The outstanding accounts receivable for the lawns is \$21459.86. The Board reviewed the outstanding violations. Motion was made by Rich Weaver, seconded by Laura Lear to fine four (4) homeowners for outstanding violations.

Committee Reports:

ARC: Bob Rodrigues reported the ARC has been approving request virtually which has been faster for residents. If there are any new home request, they will hold a special meeting to approved. Currently there is a house in the Preserve which was not painted according to plans the homeowners have been notified they will need to change the color.

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. The Calendar will be updated for 3 months at a time at the end of December.

Communication Committee: None.

Old Business:

1. **Rentals:** The Board discussed implementing rental restriction throughout the community. JoAnna Likar presented the Board with a lessee information sheet. The Board discussed different rules and regulation they would like to adopt. JoAnna Likar will finalize this with the Board and send to the attorney for review. After the attorney reviews and finalizes the rules and regulation for renting, this will be mailed to the membership to discuss at the January board meeting.

New Business:

1. **Appeals Committee:** The Appeals Committee had a mock appeal, and a special meeting with JoAnna Likar to review procedures. As of this date, there has been no request for an appeal.
2. **Annual Meeting Planning Committee:** The next Annual Meeting Planning Committee meeting will be held on December 12, 2017. The committee has

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- discussed ways to get quorum, amendments they would like the board to review and the nominations committee that is chaired by Lithea Beck.
3. **Intent to Run Application:** Lithea Beck reported that there are two seats up for election. This is a two year term. If you are interested in running for the board, please let Lithea Beck know on or before December 22, 2017.
 4. **Annual Meeting 2018:** The next Annual Meeting will take place February 20, 2018.
 5. **2018 Meeting Dates:** The new Board of Directors will set the 2018 Meeting dates.
 6. **New Members Welcome Committee:** The new members welcome committee will take place after the Annual Meeting. This will introduce new members to Eaglebrooke and give them an opportunity to have their questions answered.
 7. **Any new business deemed appropriate by the President:** None

Residents Comments:

Brian Ahearn inquired about Floralawn and if the Board is looking to change companies.

There being no further business, Laura Lear motioned, Rich Weaver seconded and the meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Jarret Gregory, Secretary
JoAnna Likar, Recorder