

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 10, 2012

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 6:30 p.m., January 10, 2012.

Establish Quorum: Directors present: Alan Lukhaub, Robert Matheis, Rich Weaver, Rob Pearce and Larry Knapp. Absent: None. Quorum was declared present.

Also present Block Captains: Kitty Nelson (Cascades Court), Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Paul Weaver (Grandview), Ray Oberhofer (Whisper Woods), Steve Geyer (The Preserve), and L.E. Wilson & Associates representative, Emilia Eich.

Minutes: Motion made by Rich Weaver, seconded by Robert Matheis and the minutes of the Board of Director's Meetings held on December 13, 2011 were unanimously approved as presented.

President's Report: No formal report.

Update from CDD Chairperson- Rich reported that the paver repair was completed at the entrances, the sinking area in The Preserve near the retaining wall has been repaired and the trees endangering the fence were cut down.

Financial Report: Emilia presented the financial reports through December 31, 2011. Alan Lukhaub motioned, Robert Matheis seconded and it was unanimously approved to close the books for 2011 and proceed with 2012.

Manager's Report: Emilia reviewed the Manager's Report and the Violation Spreadsheet. Rich motioned to direct staff to modify the deed restriction procedures for Section 2 Subsection B (regarding commercial vehicles) where upon notification of a violation, the letter will be written as soon as practical to the owner and tenant if applicable giving them 10 business days and if not corrected, be immediately turned over the Association's attorney office. Robert Pearce seconded and it was unanimously approved.

Emilia also inquired as to whether the Board wants to pursue with a Pre-suit Mediation letter from the Attorney on all outstanding Basketball Goal violations and Rich motioned, Rob P. seconded and it was unanimously approved to proceed.

Committee Reports:

ARC: – Alan reported there were four requests for approval and they were all approved as follows: 1110 View Pointe Way- enclosing the lanai, modifying the landscape with border and pavers and new landscaping. 7380 Reflections Lake Drive- new landscaping. 975 Osprey Landing Drive and 6818 Eagle Ridge Loop- exterior paint with existing colors.

CAM: Emilia stated that Jared's crew with Valleycrest will be completing the detail later this week; specifically, the tall hedges on the Boulevard.

Safety & Security Report: Larry stated the Officers are scheduled to come back for speed patrol. The children in golf carts are also more and more becoming an issue and

encouraged everyone to continue calling the police department and filing reports. Alan mentioned the brick wall at Osprey Landing is very dark and needs a spotlight so cars can see if golf carts are crossing. There was concern regarding the broken fence and Larry stated the CDD is obtaining bids for a more permanent resolution.

Club Liaison: No report.

Web Site: Paul has been posting the minutes within 24 hours of the meeting.

Old Business:

1. **Vacant Lot Maintenance-** Philip Olivera presented a proposal for the Lot maintenance in The Preserve on behalf of the builders. After discussion, Rob P. motioned, Alan L. seconded and it was approved with one abstained vote from Rich W. for Rob Pearce to work with Philip Olivera to write a formal proposal that can be discussed and signed at the next Board meeting.

New Business:

1. **Vacant Lot Parking Rules-** Bob M. stated that he received notification about parking on the lot next door and doesn't think this has been properly enforced in the past. After further discussion, Emilia will draft a letter for owners of vacant lots to sign so the Association can tow vehicles off their vacant Lot.
2. **Annual meeting date:** The annual meeting is currently scheduled for March 6, 2012 at 7:00 p.m.
3. **Other business:** Alan stated he located a storage unit at \$116.00 per month which is below the previously agreed on amount of \$120.00 per month.

A homeowner recommended a letter be sent to the builders to not park side by side to block the flow of traffic.

Several homeowners were in attendance from Lake Eaglebrooke Drive requesting speed bumps on their street due to speeding issues. Larry and Rich stated this must be presented in petition format with formal recommendations to the CDD Board.

There being no further business, Rich motioned, Alan seconded and the meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder