

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 8, 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., May 8, 2012.

Establish Quorum: Directors present: Rich Weaver, Alan Lukhaub and Larry Knapp. Absent: Rob Pearce and Robert Matheis. Quorum was declared present.

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Chaucer Hwang (Preserve) and L.E. Wilson & Associates representative, Emilia Eich.

Minutes: Motion made by Rich Weaver, seconded by Alan Lukhaub and the minutes of the Board of Director's Meetings held on April 10, 2012 were unanimously approved as presented.

President's Report: No report.

Update from CDD Chairperson- Rich stated that the CDD is on track with the tax collections.

Financial Report: Emilia presented the financial reports through April 30, 2012 and they will be filed as presented.

Manager's Report: Emilia reviewed the Manager's Report and the Violation Spreadsheet. Brad Thompson (original foreman) with Weber Environmental is in charge of the maintenance of the Eaglebrooke Club Lots again and is working diligently to get the lawns and landscaping back into a suitable schedule.

Committee Reports:

ARC: – Alan L. stated the following Architectural requests were approved at the meeting on this day at 5:30 p.m.:

- 1268 Vista Hills Drive- house plans approved pending receipt of the \$250.00 fee.
- 880 Osprey Landing Drive- landscaping plan approved.
- 635 Osprey Landing Drive- exterior paint approved.
- 6901 Lake Eaglebrooke Drive- exterior paint approved.

After discussion, it was unanimously approved to send all Architectural approval letters with stipulations via certified and regular mail so there is record of returned receipt.

CAM: Emilia stated she met with Jared and gave him a list of items including but not limited to trimming, edging, weeding, and mulching of the islands and tree rings.

Safety & Security Report: No report.

Club Liaison: No report.

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

Old Business:

1. **Vacant Lot Maintenance-** Larry reported that the vacant lots are currently being maintained in a suitable manner.

New Business:

1. **Plat Map Discussion on Lake Eaglebrooke Way-** Emilia confirmed the letter was sent to the homeowner regarding parking on the easement.
2. **Other business:** Larry opened the floor for owners to express concerns or ask questions.

There being no further business, Rich Weaver motioned, Alan Lukhaub seconded and the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder