

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 9, 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., October 9, 2012.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Richard Howe (Reflections), Ray Oberhofer (Whisper Woods) and L.E. Wilson & Associates representative, Emilia Eich.

**Minutes:** Motion made by Rich Weaver, seconded by Rob Pearce and the minutes of the Board of Director's Meetings held on September 11, 2012 were unanimously approved as presented.

**President's Report:** No report.

**Update from CDD Chairperson-** Rich stated the closed circuit cameras have been installed and the fine tuning was completed with Soundwaves before the meeting. Emilia will follow up on the drain repair scheduling at Vista Hills Drive.

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

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

**Committee Reports:**

**ARC:** – Ray O. stated there were seven requests submitted to the ARC meeting prior to the Board meeting which are as follows: 6930 Lake Eaglebrooke Drive- exterior paint approved; 7061 Cascades Court- screen enclosure approved; 1268 Vista Hills Drive- landscaping approved; 6538 Eagle View Loop- wooden play set approved; 1405 Osprey Landing Drive-wooden play set approved; 6781 Eagle Ridge Blvd- fence approved. The ARC meeting was adjourned at 6:30 p.m.

1003 Clearpointe Way requested to paint their driveway. After further discussion at the Board meeting, the request was approved with the caveat that the paint color must match the color of the concrete driveway which has been the neighborhood precedence in the past. The paint will need to stop at the sidewalk. Rich also asked that the ARC Committee establish a rule per the documents governing the painting of driveways and what will be permitted to be approved at the next Board meeting.

**CAM:** Emilia has met with Floralawn on a routine basis to discuss maintenance items which are being addressed accordingly.

**Access Control Update:** No report.

**Club Liaison:** No report.

**Web Site:** Emilia will follow up with Paul regarding the outstanding updates to the website.

### **Old Business:**

1. **Vacant Lot Maintenance-** Emilia stated that Rutenberg Homes is requesting reimbursement of \$665.00 for a home that was closed on previous to the agreement made and approved at the September 11<sup>th</sup> meeting. After much discussion, Rich Weaver motioned, Alan Lukhaub seconded with one opposition from Rob Pearce that the monies would be reimbursed with the caveat that no additional reimbursement requests are to be presented by Rutenberg Homes.

### **New Business:**

1. **Lawn Maintenance Proposals-** The Board reviewed the lawn maintenance proposals. Rob Pearce motioned to hire Floralawn, Rich Weaver seconded and it was unanimously approved. Rich also requested that a treatment/trim calendar be sent to all the residents so the Board and Management Company can monitor the lawn maintenance provider more closely. Emilia inquired as to whether or not the Association should bill the approximate \$15.00 to the homeowners since the 4<sup>th</sup> quarter mailing has already been sent. Rob Pearce motioned, Alan Lukhaub seconded and it was unanimously approved to forgive this amount and reduce the lawn maintenance equity.
2. **2013 Proposed Budget-** Emilia presented the proposed budget for 2013 with no changes. The Board approved it to be sent to the owners no later than October 30, 2012 to be approved at the November 13, 2012 Board meeting.
3. **Other business:** Larry inquired as to whether or not the Board would consider dead vegetation on an unimproved lot a violation. Rich added that the past precedence of the Community as it relates to unimproved lots is to address what would be considered a county requirement. Therefore, the Board agrees that dead vegetation i.e. fallen limbs or trees would not be considered a violation on unimproved lots unless it rises to a county violation.

Larry also added that the Community is operating with excess cash reserves. Rich inquired with the CDD attorney as to whether or not HOA monies could be utilized for long term capital improvements. The CDD and HOA attorneys agreed that it is possible. Therefore, Emilia will obtain specific numbers of capital improvement items to be presented at the next Board meeting for discussion as long as they are beneficial to every owner.

A homeowner presented a concern about some individuals vandalizing the fence in the common area off of Osprey Landing Drive. The gentleman was encouraged to call the Non-Emergency sheriff's line when the individuals reappear and Emilia will have the fence repaired.

Ray Oberhofer announced that he will be able to serve on the ARC through the end of 2012 and then will respectfully resign.

There being no further business, Rich Weaver motioned, Alan Lukhaub seconded and the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary  
Emilia Eich, Recorder