

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 8, 2013

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 8, 2013.

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

Also present Block Captains: Kitty Nelson (Cascades), Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Richard Howe (Reflections) 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 December 11, 2012 were unanimously approved as presented.

President's Report: Larry stated the Annual meeting is currently scheduled for March 12, 2013 at 7:00 p.m. He asked for volunteers for the Nominating Committee and since there are none, there will not be a Committee formed. Progress Energy damaged seven sections of sidewalk when they put in their new power pole as discussed at the last meeting and Emilia has filed the claim with the insurance company. Also, a homeowner has challenged the Board's decision regarding trampolines. After discussion, it was unanimously approved that trampolines fall under play equipment and the Association is to proceed accordingly.

Update from CDD Chairperson- Rich stated that per last month's discussion, the meeting is currently scheduled for January 16, 2013 with Polk County Utilities.

Financial Report: Emilia inquired is the Board approved the final bill from Art Deco for the powder coating. Rich motioned, Rob seconded and it was unanimously approved that the work is satisfactory and the invoice should be paid.

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

Committee Reports:

ARC: – Emilia stated there were four requests submitted to the ARC meeting prior to the Board meeting which are as follows: 1075 View Pointe Way for exterior paint which was approved, 6882 Lake Eaglebrooke for exterior paint which was approved, 375 Osprey Landing Way house plans were approved. Pending- 1275 Osprey Landing Drive- Outdoor kitchen tabled for review to ensure no view obstruction for neighboring lots. The ARC meeting was adjourned at 6:05 p.m.

CAM: Emilia reported there were some dead/dying plants removed and she is obtaining quotes for entrance landscaping for the CDD Supervisors to review.

Access Control Update: The newly powder coated gates have been installed and are fully functional.

Club Liaison: No report.

Web Site: Emilia stated necessary updates have been made to the website.

Old Business:

1. **Vacant Lot Maintenance-** No report.
2. **Club Lot Maintenance/ Drainage Responsibility:** There was a homeowner present who is experiencing drainage issues on their lot. The Board explained that it is indeed the homeowner's responsibility to rectify their drainage issues regardless of easement rights.
3. **Capital Improvement Updates:** Emilia stated the entrance lights have been ordered and should be installed by the end of February. Since the last meeting, the Williams Fence has withdrawn their proposal to install the swing arm gates on the exit side. Therefore, quotes have been obtained; however Rich motioned to table this item and Rob seconded. After discussion, Rob withdrew his motion to table and motioned to proceed, Bob seconded and it was approved with one abstain vote from Rich for the following with stipulations: American Access along with their \$7926.95 quote will hand dig around the utilities as to not sever the Fios lines, they will accept full responsibility for damages, and they will have the utilities marked before proceeding.

New Business:

1. **Other business:** Rob stated the drainage along Lake Eaglebrooke Way is still a concern and asked Emilia to follow-up with Floralawn to ensure all the grates are being properly edged along the homeowner's properties. Emilia will ask Rick with the Golf Course to turn the irrigation times down along the viburnum hedge behind Lake Eaglebrooke Way which should assist the excess water issue.

There being no further business, Rich motioned, Bob seconded and the meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Rob Pearce, Secretary
Emilia Eich, Recorder