

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 9, 2013**

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Rich Weaver, at the Eaglebrooke Clubhouse, Lakeland, FL. at 6:39 p.m., on April 9, 2013.

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

Also present Block Captains: 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 Rob Pearce, seconded by Bob Matheis and the minutes of the Board of Director's Meetings held on February 12, 2013 were unanimously approved as presented.

**President's Report/CDD Chairperson:** Rich stated the landscaping out front is currently being installed and explained the process regarding the reason the plantings were not installed for three (3) weeks after they were taken out. Floralawn, the landscaper, suggested treating the areas with a strong weed killer with pre-emergent to control the weeds and torpedo grass before the new plantings were installed.

**Financial Report:** Emilia presented the financials through March 31, 2013 and Emilia suggests rolling "Deposit Hangers" on the Balance Sheet into Retained Earnings as there has not been a request for reimbursement for over two years. Rich Weaver motioned, Alan Lukhaub seconded and it was approved.

**Manager's Report:** Emilia reviewed the Manager's Report, Roving Report, Tenant Report and the Violation Spreadsheet. A discussion was held regarding the Roving report and since the last Board meeting; the additional roving services were placed on hold until further clarification could be provided from the CDD attorney, Scott Clark. However, since "parking on the street" has been defined, Rich asked Emilia to coordinate a Roving Guard for three nights in a row in quick succession so we can alleviate these issues. Emilia will forward the Board and current post orders for the main gate and the roving guard for their review. Further questions regarding the Violation Spreadsheet and Tenant Sheet were clarified.

Emilia provided a review of the F.S. 316.1945 regarding parking across sidewalks and if a homeowner, tenant, visitor sees a car parking in a prohibited area; it is advised to contact the police as it falls within their district to write citations. The Board asked Emilia to place this under the Q&A section of the website.

### **Committee Reports:**

**ARC:** – Rich stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 554 Whisper Woods Drive: solar panels to heat pool; 1096 Clearpointe Way: exterior paint; 7525 Reflections Lake Drive: exterior paint; 395 Osprey Landing Way: exterior paint; 1183 Clearpointe Way: exterior paint. In addition, the owner of 7315 Osprey Landing Pointe brought her landscape plans. The Board asked her to contact her landscaper and add more plants per the Architectural Guidelines since her house is located on a corner lot. When she contacts Emilia with the revised plan, she will then forward it to the Board to be approved via email. The meeting was adjourned at 6:08 p.m.

**CAM:** Emilia reported that the Osprey Landing Drive wall on the right side as you enter was removed and will be landscaped accordingly. In addition, she will be meeting with Dale Jacobs, Rick Fontaine (Golf Course Superintendent), Rich Weaver regarding the current water issues in the common areas.

**Access Control Update:** Initially, no report. However as discussion ensued, Larry asked Emilia to contact the Sheriff's office and request the current CDD agreement for patrolling the streets to see if a motorcycle officer could be used and where the officer is currently able to set up post as there are only a few. Emilia will then follow up with Larry.

**Club Liaison:** No report; however, Emilia confirmed there is a new sign out front for the golf course and will be landscaped around as well.

**Web Site:** Larry stated that the ARC Application is difficult to locate on the website. Therefore, Emilia will contact Paul to place the application in a more conspicuous location.

### **Old Business:**

- 1. Vacant Lot Maintenance-** Emilia stated the vacant lots have been maintained on a routine basis.
- 2. Club Lot Maintenance/Opt out agreement and Attorney opinion:** The Board reviewed the original opt-out agreement and agreed that if there ever is an option in the future to opt-out, the additional language should be added regarding if the home is sold, the new owners would be automatically opted into the lawn service. Larry also suggested the Board should write a response memo to go out to any member that requests to be opted out so there is not a miscommunication in the future.

### **New Business:**

- 1. Rule-making section of the Deed Restrictions:** Rich stated that there are several people who believe certain rules are in the deed restrictions when upon further examination, is not the case. Therefore, he inquired whether there was a current need to define the broad spectrum of the deed restrictions. After further discussion, Emilia will send an example of Rules and Regulations that have been written in another community that aids in

clarifying the deed restrictions; therefore, this item will be tabled for the next meeting.

**2. Any other Business deemed appropriate by the President:**

Emilia stated that the current bank, Cadence Bank, has started charging “Account Analysis Fees;” therefore has brought signature cards from C1 Bank who charges no fees and asked the Board to consider a change. Larry Knapp motioned, Bob Matheis seconded and it was unanimously approved to change banks.

Betty Hester, block captain for Lake Eaglebrooke Way, stated that at this time, the drainage issues have been corrected.

In regards to mailbox painting, the Board voted as follows to have Emilia send letters to the homeowners: Alan Lukhaub, yes; Bob Matheis, yes; Larry Knapp, no; Rob Pearce, no; Rich Weaver, yes. In addition, the letters should be send only if the mailbox contains the following issues: broken, yes; mostly black, no; peeling paint, yes; base chipping, no; non-conforming mailbox and post, yes. The first letter is to be mailed to the homeowner and the certified letter will not be mailed for thirty days after the initial letter. The Board approved.

There being no further business, Bob Matheis motioned, Rob Pearce seconded and the meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary  
Emilia Eich, Recorder