

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 11, 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 6:32 p.m., on June 11, 2013.

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

Also present Block Captains: Kitty Nelson (Cascades), 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 Alan Lukhaub, seconded by Bob Matheis and the minutes of the Board of Director's Meetings held on May 14, 2013 were unanimously approved as presented.

President's Report/CDD Chairperson: Rich provided a follow-up on the most recent CDD meeting as follows:

- 1) Light leases were reviewed and commitments from the utility companies have been received to review the condition of the poles and perform the requested maintenance/painting.
- 2) Obtaining quotes to replace all the street signs and stop signs in the community.
- 3) New landscaping along the boulevard was approved.
- 4) Traffic control agreement was signed by the District which will provide a motorcycle officer to monitor the roads as there are more options for positioning.
- 5) Power washing the boulevard was reviewed and will take place in the Fall after the rainy season.
- 6) The guards have been given specific instructions to ID the renters/homeowners every time they enter to promote these residents to obtain barcodes.

Financial Report: Emilia presented the financials through May 31, 2013 and they will be filed as submitted.

Manager's Report: Emilia reviewed the Manager's Report, Roving Report, and the Violation Spreadsheet. Larry stated there is a trailer belonging to a builder in The Preserves that has been parked on the vacant lot. Emilia will send a certified letter allowing them five days to remove the trailer.

In addition, there was a request from a homeowner to opt into the lawn maintenance and they have an exorbitant amount of landscaping compared to the other homes; however, Floralawn has agreed to maintain the areas for the same price. After further discussion, it

was determined to allow the homeowners to opt into the lawn service based on Floralawn's decision with no further charges or stipulations.

There was a homeowner inquiry about a recent gutter installation on a home adjacent to them that is causing drainage issues for their property. Emilia stated the unapproved modification letter has been written and the Association will proceed accordingly if the homeowner doesn't comply.

Committee Reports:

ARC: – Rich stated the ARC meeting started at 6:00 p.m. and the requests were reviewed and approved unless otherwise noted as follows: 1140 View Pointe Way- Driveway extension (denied for lack of conformity with Community Standards); 1155 Osprey Landing Drive- aluminum fence, 375 Osprey Landing Way- white vinyl fence, 7051 Island Lake Lane- room addition and screen room, 6738 Eagle Ridge Blvd-wooden playground, 794 Whisper Woods Drive-exterior painting, 785 Osprey Landing Drive- exterior painting, 6755 Eagle Ridge Blvd-exterior paint and landscaping for new home, 6980 Lake Eaglebrooke Drive-satellite dish as long as it complies with deed restrictions.

1520 Eagle Ridge Blvd- Builder never complied with request for additional information so Board agreed to allot said builder 48 hours to comply or a cease and desist will be issued.

The ARC meeting was adjourned at 6:32 p.m.

CAM: Rich stated that all items were discussed under the CDD report.

Access Control Update: Larry and Rich stated the CDD line item for the Roving guard is still under budget so another 3 night in a row roving is approved to be accomplished in the next month.

Club Liaison: No report.

Web Site: No report.

Old Business:

- 1. Vacant Lot Maintenance-** Rich has spoken to Pat Adams and the developer lots have not closed yet but he assures the lots will continue to be maintained per the original agreement. Emilia has also confirmed with Philip Olivera that their agreement to maintain the first 12 feet will continue as well and the lots were being bush hogged before the meeting.
- 2. Club Lot Maintenance:** Kitty Nelson stated the gates are still being left open after the lawn maintenance contractor is finished; therefore, Emilia will send a letter to Floralawn stating that they will assume the liability if someone lets the owner's animal out since they continue to fail to close the gates.
- 3. Rulemaking section of the Deed Restrictions-** Emilia has included the requirements for Rule-Making as per Web Melton's, Bush Ross Attorney, interpretation of the deed restrictions. After much discussion, Rich asked the Board members and even Block captain's to contact Emilia at least a week

before the next meeting to submit Deed Restriction sections that need to be clarified for the rule-making process.

New Business:

- 1. Quit Claim Deed discussion for The Preserve Roads:** Rich stated the roads are currently deeded to Eaglebrooke Property Owner's Association and Dale Jacobs has agreed to deed them over to the CDD.
- 2. Any other Business deemed appropriate by the President:** Betty Hester stated there are golf carts being driven at night with no lights and Rich reiterated to contact the Police immediately as it falls within their jurisdiction.

There being no further business, Alan Lukhaub motioned, Bob Matheis seconded and the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder