

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 10, 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 6:36 p.m., on September 10, 2013.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive, Betty Hester (Lake Eaglebrooke Way), Rich Howe (Reflections) 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 July 9, 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) The recent storms have caused several issues with the street lights owned by the Community Development District. They are still correcting the issues as they arise.
- 2) A reclaimed water explanation will be posted on the website as to who is responsible for what. There continues to be issues and will continue to be as the community ages.

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

Manager's Report: Emilia reviewed the Manager's Report, Roving Report and the Violation Spreadsheet. After discussion regarding the mailbox painting, Alan motioned, Bob seconded and it was approved to send attorney demand letters after the second certified. Additionally, after reviewing the roving report, it was determined that the Association can decrease the roving guard to once every two weeks instead of once a week.

Committee Reports:

ARC: – Rich stated the ARC meeting started at 6:00 p.m. and the requests were reviewed and approved as follows: 7012 Island Lake Lane- exterior paint approved; 6781 Eagle Ridge Blvd- driveway extension approved; 6577 Eagle View Loop- fence approved; 7061 Cascades Court- exterior paint approved; 1120 View Pointe Way- exterior paint approved; 7132 Lake Eaglebrooke Way- fence temporarily denied for more

information; 1280 Osprey Landing Drive- exterior paint approved; 1512 Eagle Ridge Drive- re-grade and sod approved; 335 Osprey Landing Way- house paint denied; 7119 Lake Eaglebrooke Way- exterior paint. The ARC meeting was adjourned at 6:36 p.m.

CAM: Emilia stated she is researching a way to raise the monument out front so the annuals can continue to be planted on a routine basis. Rich asked Emilia to contact Ray Oberhofer who is the contact for the Committee who placed the monument and flag.

Access Control Update: Larry stated the officer has not had to write any citations for parking issues but he has been writing tickets for speeding. The front gate, resident side, was hit again today so Emilia will bill the homeowners accordingly for the damages.

Club Liaison: No report.

Web Site: As previously discussed.

Old Business:

- 1. Vacant Lot Maintenance-** Rich stated the developer has asked for each lot owner and/or builder to maintain their own property. Therefore, after Board discussion, it was determined to obtain a price from the developer and Floralawn for maintaining the lots and the owners will be sent a letter with the options. More information to follow at the next meeting.
- 2. Club Lot Maintenance:** Emilia presented the updated Work order report for review. A homeowner stated they are not pulling the torpedo grass in which Emilia will place a work order.
- 3. Rulemaking section of the Deed Restrictions-** After discussion, Alan motioned, Bob seconded and it was unanimously approved to suspend further action for lack of interest.

New Business:

- 1. Drainage issue presented as a result of gutter placement:** Rich informed the Board there is a current issue between two homeowners on Lake Eaglebrooke Way; however, one homeowner has threatened legal action. Larry stated the past practice has been that once one homeowner threatens attorney action to forward all correspondence to the Association's attorney.
- 2. Any other Business deemed appropriate by the President:** Rich updated the residents regarding the school bus issue. The County will not place a school bus stop in the development and it will take interest from the parents with elementary school age children to address their concerns with the county.

There being no further business, Bob Matheis motioned, Larry Knapp seconded and the meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder