

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 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 6:30 p.m., on December 10, 2013.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way) 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 November 12, 2013 were unanimously approved as presented.

President's Report/CDD Chairperson: Rich stated that he and Emilia have a meeting with Lakeland Electric to address the dark are between Grandview and The Preserve. Emilia stated the dead plants in the common area that have died as a result of too much water will be replaced as the french drain is scheduled to be installed to allow proper drainage.

Financial Report: Emilia presented the financials through November 30, 2013 and they will be filed as submitted.

Manager's Report: Emilia reviewed the Manager's Report, Roving Report, and the Violation Spreadsheet. Bob Matheis recommended the roving report be updated as some members and/or tenants have moved out and these vehicles will not be a future issue. Emilia will update and return by email.

Committee Reports:

ARC: – Emilia stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 1050 Reflections Lake Loop- exterior paint, rescreening pool and refinish landscaping; 1128 Clearpointe Way- remove oak tree and add two 10' palm trees; 6883 Eagle Ridge Loop- exterior paint; 335 Osprey Landing Way- exterior paint; 1143 Clearpointe Way- Paver addition to driveway not to exceed two feet on each side; 685 Osprey Landing Drive- pool with spa and screen enclosure; 6568 Eagle Ridge Way- exterior paint; 6588 Eagle Ridge Way- add five solar panels to roof for pool heating; 7128 Lake Eaglebrooke Way- screen room modifications with shingle roof, railing and French door; Lot 4 Reflections Lake Drive- house, landscaping and pool plans approved. The ARC meeting was adjourned at 6:28 p.m.

CAM: Rich wanted to thank the Lukhaub's, Hungerford's and Haake's for them volunteering to decorate the entrances. Also, Emilia will contact the club in hopes that they can put an excerpt in the upcoming newsletter.

Access Control Update: Larry stated that the children are placing their bikes in the trees instead of the bike rack. Also, the pump house area between Cascades and Clearpointe has philodendron in which they are using as "play weapons"; therefore, Emilia will contact the landscape company to remove them and plant something smaller.

Club Liaison: Mike stated he has nothing new to report.

Web Site: Rich stated he found an error on the website which will be corrected.

Old Business:

- 1. Vacant Lot Maintenance-** Emilia stated there are currently three lot owners signed up for the maintenance. All but three builders have stated they will maintain their own.
- 2. Club Lot Maintenance:** Emilia stated the "Work Order" program is currently not working. Rich inquired as to whether or not the audience has heard any requests or issues; hearing none, this item will stay on the agenda but Emilia confirmed there were two to four requests this month.

New Business:

- 1. Any other Business deemed appropriate by the President:**
Rich delivered the IPAD to Emilia and signed the Addendum to the Management contract.

There being no further business, Bob Matheis motioned, Alan Lukhaub seconded and the meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder