

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 11, 2014

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 February 11, 2014.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Betty Hester (Lake Eaglebrooke Way), Paul Weaver (Grandview), Richard Howe (Reflections), Ray Oberhofer (Whisper Woods) and L.E. Wilson & Associates representative, Emilia Eich.

Minutes: Motion made by Larry Knapp, seconded by Bob Matheis and the minutes of the Board of Director's Meetings held on January 14, 2014 were unanimously approved as presented.

President's Report/CDD Chairperson: Rich stated that he has no report at this time.

Financial Report: Emilia presented the financials through January 31, 2014 and they will be filed as submitted.

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

Secondly, Rich followed up the discussion from last month regarding the property at 7132 Lake Eaglebrooke Way and whether or not to file a lawsuit for not completing the Architectural Request form. After further discussion, the motion to proceed was withdrawn as the Code Enforcement issue was corrected. Emilia will proceed with closing the file.

Committee Reports:

ARC: – Emilia stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: Lot 12 Eagle Ridge Blvd- house plans approved; Lot 121 Eagle View Loop- house plans approved; Lot 98 Eagle Ridge Blvd- house plans approved; 6550 Eagle View Loop- house plans approved; 6962 Eagle Ridge Blvd- exterior paint; 1281 Vista Hills Drive- pool; 7385 Reflections Lake Drive- exterior paint; 1019 Clearpointe Way- exterior paint; 7104 Lake Eaglebrooke Way- front door paint; 7046 Cascades Court- exterior paint; 7021 Cascades Court- exterior paint and entry door; 7096 Lake Eaglebrooke Way- covered lanai with insulated aluminum roof and shingles to match existing structure; 6577 Eagle View Loop- play set; 654 Whisper Woods Drive- pergola. The ARC meeting was adjourned at 6:29 p.m.

CAM: Emilia stated that proposals for the islands in the Community are being reviewed and approved.

Access Control Update: Larry stated the exit gate was down and repaired within 24 hours.

Club Liaison Report: No report.

Web Site: Paul indicated the website is current.

Old Business:

1. **Vacant Lot Maintenance-** Emilia stated there are currently seven lot owners signed up for the maintenance and there is nothing new since last month.
2. **Club Lot Maintenance:** Emilia presented the updated Work Order report and stated the new hangers provided by Floralawn during the irrigation inspection giving homeowners the option to have them repair their irrigation or repair their own is working.

New Business:

1. **Taxes for 2013:** Rich signed the 1120H tax form for 2013 and Emilia will send it to the Department of Treasury via certified mail.
2. **Nominating Committee Update:** Ray Oberhofer and Tony Stevens indicated that they interviewed people and called homeowners; yet there was no interest so he asks that the current Board be retained.
3. **Annual meeting preparation:** Rich confirmed that the Annual meeting is scheduled for March 11, 2014 at 7:00 p.m. and inquired whether or not the Power Point Presentation should be revived and a majority of the Board member concurred.
4. **Any other Business deemed appropriate by the President:** Rich indicated that another homeowner has questioned the Eaglebrooke and Eaglebrooke North merger and after further discussion, Emilia will follow up with Scott Clark, the attorney who performed the merger, and ask him to address the issues presented. Emilia will forward answer to the Board.

Further discussion ensued.

There being no further business, Larry Knapp motioned, Rob Pearce seconded and the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
Emilia Eich, Recorder