

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 8, 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 July 8, 2014.

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

Also present Block Captains: Betty Hester (Lake Eaglebrooke Way) and L. E. Wilson & Associates representative, JoAnna Likar.

Minutes: Motion made by Larry Knapp, seconded by Alan Lukhaub to approve the minutes of the Board of Director's Meetings held on June 10, 2014, and the Architectural Meeting held on June 10, 2014. Unanimously approved.

President's Report/CDD Chairperson: Rich Weaver reported the following:

- Oak Trees along Eaglebrooke Blvd have been trimmed.
- D.R. Horton signs have been removed.
- The vacant lots have been mowed with the exception on one on Reflections Lake Loop and Eagle Ridge Drive.
- Sliding door for the Gate house is still on order, JoAnna will follow up on when this will be done.
- Mr. Knapp, Mr. Stevens and Mr. Weaver ran unopposed for the CDD and were reelected for a four year term.

The next meeting will be held August 5, 2014 for the Budget Meeting.

Financial Report: JoAnna presented the financials through June 30, 2014 and they will be filed as submitted.

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

Committee Reports:

ARC: JoAnna stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 1420 Osprey Landing Drive- exterior paint. The ARC meeting was adjourned at 6:07p.m.

CAM: Refer to Presidents report.

Access Control Update: Larry Knapp reported that a Sheriff's Deputy has come in to control speed.

Club Liaison Report: No report.

Web Site: No report.

Old Business:

1. **Vacant Lot Maintenance:** Rich Weaver reported the vacant lots have been mowed, and that JoAnna has written certified letters to the lots that have not been mowed.
2. **Club Lot Maintenance:** Motion was made by Larry Knapp, seconded by Bob Matheis to contact Floralawn for another two years starting October 1, 2014.

New Business:

1. **D.R. Horton signage:** Rich Weaver reported he had a discussion with John Auld of D.R. Horton, and Mr. Auld took down the double signage on the lots.
2. **New Board Meetings Signs:** The Board of Directors approved buying new ARC Meeting and Board Meeting signs.
3. **No Board of Directors Meeting for the month of August:** Motion was made by Bob Matheis, seconded by Alan Lukhaub to cancel the August Board of Directors Meeting.
4. **Any other Business deemed appropriate by the President:**
 - Review yellow police tape around 1050 Osprey Landing.
 - Speak with Steve about the property at 6807 Eagle Ridge Drive.
 - Review the Paulic check from attorney
 - Review the Eaglebrooke North property with Scott.
 - Review violations
 - Gate Shack door installation.

There being no further business, Bob Mathesis motioned, Larry Knapp seconded and the meeting was adjourned at 7:13 p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
JoAnna Likar, Recorder