

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 14, 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 October 14, 2014.

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

Also present Block Captains: Mike Schuhman (Lake Eaglebrooke Drive), Richard Howe (Reflections), and L. E. Wilson & Associates representative, JoAnna Likar.

**Minutes:** Motion made by Larry Knapp, seconded by Rob Pearce to approve the minutes of the Board of Director's Meetings held on September 0, 2014 and the Architectural Meeting held on September 9, 2014. Unanimously approved.

**President's Report/CDD Chairperson:** Rich Weaver reported that he has signed a contract with the City of Lakeland to install two light poles along Eagle Ridge Way and Lake Eaglebrooke Drive.

**Financial Report:** JoAnna presented the financials through September 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: Lot 63 - new construction, Lot 123 - new construction, Lot 120 exterior paint, 460 Osprey Landing Way - addition to house, 1125 View Pointe Way - enclose lanai with plexi glass. The ARC meeting was adjourned at 6:20p.m.

**CAM:** The three palm trees have been taken down and sod will be installed shortly.

**Access Control Update:** Larry Knapp reported that there will be a sheriff in the neighborhood on Halloween to monitor the activity.

**Club Liaison Report:** No report.

**Web Site:** The website is all up to date.

**Old Business:**

1. **Vacant Lot Maintenance:** Rich Weaver reported that the vacant lot program letters have been sent out. Rich Weaver asked JoAnna to send the vacant lots on Reflections Lake Loop a letter asking them if they would like to participate in the program.
2. **Club Lot Maintenance:** None

**New Business:**

1. **2015 Proposed Budget** - The 2015 Proposed Budget was reviewed. Motion was made by Rob Pearce, seconded by Larry Knapp to approve the proposed 2015 budget to be distributed to members and voted on at the November 11, 2014 meeting.
2. **Eagle View Loop Sign** - Rich Weaver reported that the sign on Eagle View Loop was hit during construction, however Rutenberg stated that they will not pay to replace this as there was no evidence their construction did the damage.
3. **Any other Business deemed appropriate by the President:** After discussion Rich Weaver asked JoAnna Likar to speak with the attorney in regards to drafting an addendum for tenants to sign to comply with the Eaglebrooke Declaration, Covenants and Rules and Restrictions.

There being no further business, Larry Knapp motioned, Rob Pearce seconded and the meeting was adjourned at 7:35p.m.

Respectfully submitted,

Richard Weaver, President  
JoAnna Likar, Recorder