

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 14, 2015

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 April 14, 2015

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

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

Minutes: Motion made by Larry Knapp, seconded by Alan Lukhab to approve the minutes of the Board of Director's Meetings held on February 12, 2015, the Architectural Meeting held on February 12, 2015, the Architectural Meeting held on March 10, 2015 and the Organization Meeting held on March 10, 2015. Unanimously approved.

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

- As requested by Polk County Fire Department, blue reflectors were placed at the front of the fire hydrants.
- The CDD has approved the painting of the walls in Eaglebrooke.
- The CDD has approved new landscaping at the front entrance.
- Road Repairs along Eaglebrooke Blvd are being scheduled.
- The Sidewalk to connect Grandview and the Preserve is being scheduled.

Financial Report: JoAnna presented the financials through March 31, 2015 and they will be filed as submitted.

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

Motion was made by Rich Weaver to accept a settlement agreement of \$1500.00 conditional that the homeowners do not default more than 30 days, and if so they accrue the extra cost that the association is settling in the amount not to exceed \$1000.00. Mr. Knapp seconded and it was unanimously approved.

Committee Reports:

ARC: Rich Weaver stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 6906 Lake Eaglebrooke Drive - exterior paint, 6925 Lake Eaglebrooke Drive - exterior paint, 1090 Reflections Lake - paint retaining wall, 6580 Eagle Ridge Way - paint exterior, 1080 View Pointe Way - remove Laurel Oak tree, 1531

Eagle Ridge Drive - new construction. The following request were denied: 1208 Vista Hills- exterior paint.

CAM: Rich Weave report above.

Access Control Update: No Report:

Club Liaison Report: No report.

Web Site: The website is currently updated.

Old Business:

1. **Vacant Lot Maintenance:** No Report
2. **Club Lot Maintenance:** Six Request in the last month.

New Business:

1. **Garage Sale:** Rich Weaver spoke in regards to the garage sale and the lack of communication with the Board. Mr. Weaver requested that for future request to please contact the Managers Office.

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

Respectfully submitted,

Alan Lukhaub, Secretary
JoAnna Likar, Recorder