

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 9, 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 June 9, 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), Mike Schuhman (Lake Eaglebrooke Drive), Kitty Nelsom (Cascades Court). 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 May 12, 2015, the Architectural Meeting held on May 12, 2015. Unanimously approved.

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

- The painting of the Eaglebrooke Wall has been completed.
- The connector between Grandview and the Preserve has been started.
- The sheriff has been notified about the plant vandalism.
- The tree along the golf cart path was removed.
- The chain link fence has been approved for repair.
- A new bar code decoder has been replaced on the gate.
- Next week the CDD will drive to Celebration to review radar signs a community has installed.

Financial Report: JoAnna presented the financials through May 31, 2015 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: Rich Weaver stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 300 Osprey Landing Way - exterior paint, 7052 Island Lake Lane - exterior paint, 6882 Lake Eaglebrooke Drive - lights and shutters, and 6944 Eagle Ridge Blvd - exterior paint. The following request were denied: 6882 Lake Eaglebrooke Drive - awning over garage, 6818 Eagle Ridge Loop - sun room.

CAM: Rich Weave report above.

Access Control Update: The exit gate arm will need to be repaired as the exit gate arm is staying up and then fixing itself and shutting down.

Club Liaison Report: No report.

Web Site: The website is updated, an updated ACC form will be uploaded.

Old Business:

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

New Business:

- Rich Weaver asked JoAnna Likar to review the mailboxes and make sure they are all in uniformity with the standards of the community.
- Alan Lukhab reported that on Osprey Landing Drive the sidewalk is not being edged like it should.
- JoAnna Likar will notify the guards to pick up the Emerald Homes sign when it is out front.
- Alan Lukhab reported that the lights by the Clubhouse are not turning off as they should during the day.
- Betty Hester announced that she will be absent from the meetings till November.

There being no further business, Alan Lukhab motioned, Robert Matasich seconded and the meeting was adjourned at 7:10p.m.

Respectfully submitted,

Alan Lukhaub, Secretary
JoAnna Likar, Recorder