

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**December 8, 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 December 8, 2015..

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

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

**Minutes:** Motion made by Rob Pearce, seconded by Larry Knapp to approve the minutes of the Board of Director's Meetings held on November 10, 2015 as presented, and the Architectural Meeting held on November 10, 2015 as amended. Unanimously approved.

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

The CDD is awaiting a report from Deal Electric to see if any upgrades can be made for the street lights.

Duke Energy has threatened with an email stating they will cut the palm tree behind the Preserve entrance sign. Mr. Weaver emailed them about the contract and gave an update to the Board.

**Financial Report:** JoAnna presented the financials through November 30, 2015 and they will be filed as submitted.

**Manager's Report:** JoAnna reviewed the Manager's Report, Roving Report and the Violation Spreadsheet. The Board has directed JoAnna Likar to send 2 violators to pre-suit mediation.

**Committee Reports:**

**ARC:** Larry Knapp stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows: 1105 View Point Way - exterior paint, 6896 Lake Eaglebrooke Drive - exterior paint, 1180 Clearpointe Way - pavers, 6949 Lake Eaglebrooke Drive - exterior paint, 615 Whisper Woods Drive - extension on fence installation. The ARC denied the following: 7034 Island Lake Lane - Pavers.

**CAM:** Rich Weave report above.

**Access Control Update:** Larry Knapp reported that the exit loop was not working properly, and the exit arm was broken. American Access will be called out to fix. JoAnna Likar will contact A1 Security and have them provide a bid for services.

**Club Liaison Report:** No report.

**Web Site:** JoAnna Likar will send necessary paperwork for website to be updated.

**Old Business:**

1. **Vacant Lot Maintenance:** Letters are being sent out for the vacant lot program 2016.
2. **Club Lot Maintenance:** One Request in the last month.

**New Business:**

1. **Any other business deemed appropriate:**  
Board discussed the cost and budget of the Holiday Decorations.

There being no further business, Larry Knapp motioned, Rob Pearce seconded and the meeting was adjourned at 7:15p.m.

Respectfully submitted,

Alan Lukhaub, Secretary  
JoAnna Likar, Recorder