

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 11, 2016**

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Larry Knapp, at the Eaglebrooke Clubhouse, Lakeland, FL at 6:30 p.m., on October 11, 2016

**Establish Quorum:** Directors present: Larry Knapp, Rob Pearce, Richard Weaver, Laura Lear and Bob Mathesis. Also present was Manager JoAnna Likar. Quorum was declared present.

**Minutes:** Motion made by Richard Weaver, seconded by Laura Lear to approve the minutes of the Board of Director's meeting held on August 9, 2016 as presented. Unanimously approved.

**President's Report/CDD Chairperson:**

- Rich Weaver reported that the lights on Reflections and Osprey Landing are being repaired, however it will take some time. The wires under the ground were struck during a thunderstorm and new wiring will have to be put through to the junction box.
- Larry Knapp reported that there was a HOA mailing in regards to the acquisitions of the clubhouse Q&A from the CDD. The NGF has a draft that will be presented at the next CDD meeting on Friday October 14, 2016. After this report has been approved it will be posed to the website.

**Financial Report:** JoAnna presented the financials through September 30, 2016 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:** Rob Pearce stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows:

- 1000 Osprey Landing Drive - landscaping
- 6515 Eagle View Loop - install shutters
- 7355 Reflections Lake Drive - pool installation
- Lot 122 - new construction
- Lot 123 - new construction
- Lot 16 - new construction
- 7012 Island Lake Lane - extend lanai

The following were denied:

6861 Eagle Ridge Loop - driveway extension  
7012 Island Lake Lane - fence

**CAM:** Report was given by the CDD chair (see CDD Chair Report).

**Access Control Update:** Larry Knapp reported that the motor on the left site blew out after 10 to 12 years. The new motor was installed today. The patrol cop was in the neighborhood and gave 5 to 6 citations.

**Club Liaison Report:** No report.

**Web Site:** The Eaglebrooke.net website is currently updated.

**Old Business:**

1. **Vacant Lot Maintenance:** JoAnna Likar reported that the vacant lawns will be mowed this week.
2. **Club Lot Maintenance:** JoAnna Likar reviewed the work order report.

**New Business:**

1. **Management Contact:** The Management contact was reviewed, the board asked JoAnna Likar to bring in the RFP that L.E.Wilson had made at the next board meeting.
2. **Any other business deemed appropriate:**
  - a. Laura Lear distributed block captain guidelines, welcome cards, email address permission forms, and lanyard name tags to the board. The Board will review and table at this time.
  - b. Member brought to attention a possible quarterly new member meeting.

There being no further business, Richard Weaver motioned, Laura Lear seconded and the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Bob Mathesis, Secretary  
JoAnna Likar, Recorder