

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 14, 2017**

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Lithea Beck, at the Eaglebrooke Clubhouse, Lakeland, FL at 6:36 p.m., on March 14, 2017.

**Establish Quorum:** Directors present: Jarrett Gregory, Lithea Beck, Art Fulmer, and Richard Weaver. Absent – Laura Lear. Also present was Manager JoAnna Likar. Quorum was declared present.

**Minutes:** Motion made by Art Fulmer, seconded by Jarrett Gregory to approve the minutes of the Board of Director's meeting held on January 10, 2017 as presented. Unanimously approved.

**President's Report:** No report.

**CDD Chairperson:** Rich Weaver reported the following:

- The Acquisitions of the Clubhouse is moving forward.
- There is a CDD meeting Wednesday, March 15, 2017 at 6:00pm. There will be a presentation from the Bond committee and insurance.
- To date there has been 25 individuals interested in the GM position. 18 came in the last 5 days, and 2 have withdrawn their name. Six management companies have submitted final contracts. The CDD board is looking to narrow these candidates at the next meeting.

**Financial Report:** JoAnna presented the financials through February 28, 2017 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 add the draft meeting minutes to the website. Art Fulmer seconded and it was unanimously approved.

**Committee Reports:**

**ARC:** Alan Lukhab stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows:

- 1128 Clearpointe Way – fence – approved
- 6882 Lake Eaglebrookje Drive – screen patio and roof – denied
- 475 Osprey Landing Way – driveway extension – approved
- 6847 Lake Eaglebrooke Drive – remove and replace trees – approved
- 1204 Vista Hills Drive – paint exterior – approved
- 6576 Eagle Ridge Way – paint exterior – approved
- 7112 Lake Eaglebroke Way – Plexiglas roof – temporarily denied.

**CAM:** JoAnna Likar reported that the 10 pine trees will be removed, as well as the trees overhanging Island Lake Lane entrance sign. The R and E in the Eaglebrooke sign has been repaired. Signs & Specialties will be repairing all the other signs throughout the community this week.

**Access Control Update:** Larry Knapp – the gate arm has been ordered and will be repaired tomorrow. .

**Club Liaison Report:** No report.

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

**Block Captain Update:** Kathy Luke reported that there is an additional block captain on Lake Eaglebrooke Drive, however the block captains are still looking for volunteers for View Pointe, two for Osprey Landing Drive and Pointe, and two for Vista Hills.

**Old Business:**

1. **Vacant Lot Maintenance:** No Report
2. **Club Lot Maintenance:** JoAnna Likar reviewed the work order report.

**New Business:**

1. **Fining Committee:** Board discussed the fining procedures. This will be tabled until the next meeting.
2. **Any other business deemed appropriate:**
  - a. Members raised concerns about amending the documents.
  - b. Brian Ahearn commented about the advisory committee gathering under the HOA to prevent Sunshine law.

There being no further business, Richard Weaver motioned, Laura Lear seconded and the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Jarret Gregory, Secretary  
JoAnna Likar, Recorder