

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 11, 2017**

Pursuant to duly given notice, the Board of Director's Meeting for Eaglebrooke Community Association, Inc. was called to order by President, Laura Lear, at the Eaglebrooke Clubhouse, Lakeland, FL at 6:30 p.m., on April 11, 2017.

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

**Minutes:** Motion made by Jarett Gregory, seconded by Rich Weaver to approve the minutes of the Board of Director's meeting held on March 14, 2017 as presented. Unanimously approved.

**President's Report:** Laura Lear thanked La'Sha White for the Easter decorations at the front of the community.

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

- The acquisitions of the Club has closed.
- Billy Casper has been hired to be the Management of the Club and has been conducting employee intake. The superintendent of golf was let go and currently there is a temporary superintendent in his place.
- Bill Casper has been identifying the needs and weak points throughout the club and will be hosting training for the staff.
- The phone system IT will be at the Club on Wednesday and Thursday going over the phone info structure to make sure calls are no longer being lost.
- The liquor license was down for 6 hours but currently all license are continued or there is a temporary at this time.
- There will be a survey sent to all members of the Club and residence in the community. It will be open for two weeks and members are residents are encouraged to take the short survey. If you are a member there is a survey, please take even if you are a resident as well as the resident survey.
- Billy Casper Golf will be working on a capital improvement list for general clean up.
- Billy Casper Golf will be reviewing the submitted resumes for interest for the Advisory Committee.
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**Financial Report:** JoAnna presented the financials through March 31, 2016. They will be filed as presented.

**Manager's Report:** JoAnna reviewed the Manager's Report, Roving Report and the Violation Spreadsheet. Motion was made by Rich Weaver to approve liens for member "b" who had not paid the association payment since 2014. Laura Lear seconded and it was unanimously approved.

Motion was made by Rich Weaver to approve placing a lien on members "a, b, and d" who has not paid since 2015. Jarret Gregory seconded and it was unanimously approved.

Action to place a lien on lawn accounts are tabled at this time.

**Committee Reports:**

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

- 935 Osprey Landing Drive - add landscaping
- 475 Osprey Landing Drive - add 10ft. of pavers from the corner of the house
- 745 Osprey Landing Drive - exterior paint
- 795 Whisper Wood Drive - Paint exterior
- 1277 Vista Hills Drive - Pool
- 6882 Lake Eaglebrooke Drive - screen enclosure with roof
- 6587 Eagle Ridge Drive - pool, deck and screen enclosure - tabled at this time

**CAM:** Rich Weaver reported that the paver issue out front is being repaired to fix the swell.

**Access Control Update:** Larry Knapp – No report

**Club Liaison Report:** Mike Schuhman - No report

**Web Site:** The Eaglebrooke.net website is currently updated. Laura Lear thanked Paul Weaver for the update to the website.

**Block Captain Update:** Kathy Luke reported that we still need volunteer block captains for Vista Hills, View Pointe Way, Osprey Landing Drive, and Osprey Pointe. She also wanted to recognize and thank Mike Schuhman for cleaning the fence on Eagle Ridge Blvd.

**Resident Comments:**

- There are hogs on the golf course, Rich Weaver stated that they are looking at getting a hunting permit to catch the hogs. At one point the golf course did put out traps and only caught a turkey.
- Brian Ahearn questioned about adding more detailed minutes to the website. He also inquired to Laura Lear about the advisory committee being added under the HOA so that it does not have to follow sunshine. Rich Weaver explained to Brian that the attorney stated that it would have to follow sunshine since it was an advisory committee to the Club.

- Brian Ahearn questioned Rich Weaver about the beginning of the CDD meetings, he had questions that he would like answered. Rich Weaver explained at that time it is for public comments only just as the county meetings are held and advised Mr. Ahearn to go through the proper channels of calling or emailing the CDD management. Mr. Ahearn stated that he has done that and has not received a reply in two week. Mr. Weaver will look into this.

#### **Old Business:**

1. **Vacant Lot Maintenance:** Vacant lot letters will be sent out on Wednesday, April 12, 2017
2. **Club Lot Maintenance:** JoAnna Likar reviewed the work order report, there are two work orders in the past month.
3. **Fining Committee:** The Board reviewed the fining committee thoughts as to whether to proceed or not. Some Board members were hesitant as they did not want to fine homeowners for basketball hoops. It was explained that this would be a better route to go instead of the attorney, and that we would have to fine for every violation and enforce every deed restriction. The Board will review the procedures and JoAnna Likar will send out a procedure on the timing between when letters go out for what violations.

#### **New Business:**

1. **Review of Bylaws for amendment changes:** Motion was made by Laura Lear to have the attorney review the bylaws to see if there could be anyway to amend the Declaration without a 75% vote. Art Fulmer seconded the motion and it was unanimously approved.
2. **Management RFP:** Laura Lear provided a copy of the management agreement as well as the specifications to each board member and asked Lithea Beck if she would chair a committee to write RFP for the community and being back to the next meeting.
3. **Reminder: Keep pets on a leash and pick up after our pets.**
4. **Reminder: It is alligator mating season, please be cautious as many have been spotted in the community.**
5. **N2 Eaglebrooke Life:** The N2 Eaglebrooke magazine will provide a free page for the HOA. Laura Lear handed each board member a copy of the agreement and asked for them to review.

Rich Weaver commented that on August 8<sup>th</sup> there is a planned CDD meeting, and as per contract we skip a summer meeting and suggested skipping the August 8<sup>th</sup> Board meeting as to not interfere with the CDD. Motion was made by Jarrett Gregory to skip the August 8<sup>th</sup> Board meeting. Laura Lear seconded and it was unanimously approved.

There being no further business, Richard Weaver motioned, Laura Lear seconded and the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Jarret Gregory, Secretary  
JoAnna Likar, Recorder