

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 13, 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 June 13, 2017.

Establish Quorum: Directors present: Laura Lear, Richard Weaver and Art Fulmer
Absent – Lithea Beck and Jarett Gregory. Quorum was declared present.

Minutes: Motion made by Art Fulmer, seconded by Richard Weaver to approve the minutes of the Board of Director's meeting held on May 9, 2017 as presented. Unanimously approved.

President's Report/CDD Chairperson:

- Followed under committee reports.

Financial Report: no report was provided as a representative from LEW was not present

Manager's Report: no report was provided as a representative from LEW was not present

Committee Reports:

ARC: The ARC meeting started at 6:00 p.m. and the requests were approved as follows:
A patio was approved as well as the repairing of a home

CAM: Rich Weaver reported that the underground drainage work in Osprey Landing West is complete. The solution for the water run off issue that is deteriorating the pavers at the front entrance has been contracted out but because of weather delays has not started yet.

Access Control Update: nothing new to report

Club Liaison Report: No report.

Web Site: The Eaglebrooke.net has been updated and layout slightly revised

Old Business:

1. **Fining Committee** – Discussion was held until next BOD meeting when more directors are present

2. **Review of by-laws** - Discussion was held until next BOD meeting when more directors are present
3. **Management RFP** – The RFP information put together by Lithea Beck and Laura Lear was presented (copy attached). After a discussion of the RFP results Rich Weaver made a motion and Art Fulmer seconded the motion to hire Joanna Likar as are new manager per her proposal.
4. **Rentals** - Discussion was held until next BOD meeting when more directors are present
5. **Sharing of Deed Restriction Violations** - Discussion was held until next BOD meeting when more directors are present

New Business:

1. **Any other business deemed appropriate:**
 - a. Rich Weaver stated he would stay after for any member that had questions in regards to the acquisitions of the clubhouse.
 - b. Speeding throughout Eaglebrooke and “No Trespassing” signage was discussed. Rich Weaver noted that the CDD will be adding additional speed enforcement shifts in the neighborhood and has proposals for additional radar sins to be considered at the next CDD meeting.

There being no further business, Richard Weaver motioned, Art Fulmer seconded and the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Rich Weaver, Secretary

EAGLEBROOKE MANAGEMENT COMPARISON CHART

	Existing Company (They submitted RFP also)	Company 1	Company 2	Company 3	Company 4
Cost at 609 lots	\$5.00 /lot \$3045/mo	\$6.95/lot \$4233/m	\$5.50/lot \$3350/m	\$5.00/lot \$3045/m	6.50/lot \$3958.50/m
Set up		\$200	\$150 plus \$4 per lot		
Software Monitoring		\$150			
Community Drive - Violations		WEEKLY MULTIPLE if hired as onsite	WEEKLY	WEEKLY MULTIPLE if hired as onsite	Multiple times a week
Meetings	11/yr	11/yr	11/yr	11/yr	unlimited
Notices/Mgrs Rpt	X	X	X	X	X
Insurance	X	X	X	X	X
Records	X	X	X	X	X
Billing	X	X	X	X	X
Copies per pg	.10-.20	.18-.29	0.1		.10-.20
Newcomer Pkg	\$10	\$75	?	?	\$0
Meetings over 11	\$75/mtg	\$125	?	?	included
Prepare lawsuits	\$75	?	\$100	?	included
Estoppel letter paid by buyer/seller	\$150	\$150	?	?	\$150
On Site Manager		\$300/day for 2-3 days		\$31500 yr onsite for 2 days a week	3 days a week on site, 2 days via company office
Cost/mo with Manager on site		\$6833/m		\$5670/m	\$3958.50/m

Insurance: Bodily Injury, Property Damage, Workers Comp, Employee Dishonesty

Reports Include: Financial Stmts, Income/Expense Rpts, Prepare Tax Returns, Prepare Operating Budget, Implement/Enforce ARC Approvals, Bill/Collect Assessments Bill/Collect Lot Mowing, Bank Account, Prepare/Mail Meeting Notices, Maintain Roster of Owners

Company 1: has between 800-1200 units with 9 communities per CAM. The CAM has an assistant, 90% of calls are handled by a CSR team, a collection team handles past due accounts and accountants dedicated to accounting services.

Company 2: has approximately 2000 units with 4-5 communities per CAM. The CAM has an assistant, a dedicated ARC team for processing ARC requests and a dedicated accounting team.

Company 3: has an average ratio of 6 communities between the manager and communities. EagleBrooke would be a core community capping out at a max of 5 depending on size.

Company 4: Eaglebrooke Community would be the sole property managed. 609 residents.