

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 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 July 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 Art Fulmer, seconded by Rich Weaver to approve the minutes of the Board of Director's meeting held on June 13, 2017 as presented. Unanimously approved.

President's Report: Laura Lear reminded residents to go onto Eaglebrooke.net for the latest updates on Eaglebrooke.

CDD Chairperson: Rich Weaver reported the following:

- The front entrance was marked for drainage improvements.
- There was a drain blocked on Lake Eaglebrooke Drive, the drain was televised and roots were found in the drain.
- At the August meeting, there will be a discussion on the entrance signs, radar signs and speed studies.
- The next meeting will take place July 18, 2017 at 6:00pm at the clubhouse.

Financial Report: Art Fulmer presented the financials through May 31, 2017. They will be filed as presented.

Manager's Report: JoAnna thanked the membership and Board for allowing her to work with Eaglebrooke. JoAnna reported that she is onsite Tuesdays and Thursdays from 9am to 5pm and Wednesday from 11am to 7pm. She reviewed the Manager's Report, Roving Report and the Violation Spreadsheet.

Committee Reports:

ARC: Amy Laird stated the ARC meeting started at 6:00 p.m. and the requests were approved as follows:

- 395 Osprey Landing Way – fence
- 1080 Reflections Lake Loop – exterior paint
- 7041 Cascades Court – exterior paint
- 1040 View Pointe Way – exterior paint
- 6998 Lake Eaglebrooke Drive – exterior paint
- 6847 Lake Eaglebrooke Drive – add screen enclosure
- 7128/7124 Lake Eaglebrooke Way – remove and replace tree

- 1050 Reflections Lake Loop – exterior paint
- 1120 View Pointe Way – replace roof

CAM: No Report

Access Control Update: Larry Knapp – No report

Club Liaison Report: Mike Schuhman - No report

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

Block Captain Lead Update: Kathy Luke reported that there are no new block captains. There is also no August board meeting.

Block Captain Report: None

Communication Committee: The Block Captains have taken the information at the communications committee and expressed concerns, comments and suggestions to the property manager.

Old Business:

- 1. Fining Committee:** Laura Lear reported that she has heard several complaints about the name being “fining committee”, she suggested to change the name to the Appeals Committee since that is what the committee will be doing, hearing the appeals. The Board will review the Appeals Committee procedures which will be tabled until the September Board meeting.
- 2. Review of Covenants for amendment change:** Art Fulmer reported that Eaglebrooke North merged with Eaglebrooke back in 2011. He was reviewing with the attorney whether Eaglebrooke North (The Preserves) can change their covenants with just approval of the Preserve members and not the membership in whole.
- 3. Rentals:** Jarett Gregory reported that it has been brought to the Boards attention that there are homes throughout Eaglebrooke that are doing Airbnb. The Board under Article 12 section 29 can make reasonable rules for renting. The board will further consider what kind of reasonable rules they can create. This will be tabled until the next meeting.

New Business:

- 1. Any business deemed appropriate by the Presidents:** None
- 2. Meet and Greet, August 22, 2017:** Laura Lear announced that the Board along with the CDD and Clubhouse will host a Meet and Greet for the Eaglebrooke residents to help educate the residents on the different entities and what they all do.

Resident Comments:

- Sam Morrone made a comment to the Board that he feels they did not do proper due diligence as the CDD did when choosing a property management company to represent the HOA. He prepared a list of questions for the boards review.

There being no further business, Laura Lear motioned, Rich Weaver seconded and the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Jarret Gregory, Secretary
JoAnna Likar, Recorder