

**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 10, 2018**

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 6:32p.m. on April 10, 2018

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

**Minutes:** Motion made by Bob Rodrigues, seconded by Rich Weaver to approve the minutes of the Board of Director's meeting held on March 13, 2018 as presented. Unanimously approved.

**Newsletter:** The Board spoke with Eaglebrooke Club GM; Ryan Roberts in regard to the newsletter and the duplication of the Club issuing a newsletter and the HOA. The HOA will work with the Club in creating one newsletter to be distributed throughout the community. We will also work with Paul Weaver on the calendar design.

**Presidents Report:** Lithea Beck announced that the HOA Annual meeting will take place May 8, 2018 at 6pm. If you have not yet filled out a proxy, please do so.

**Financial Report:** JoAnna Likar presented the financials through February 28, 2018. They will be filed as presented.

**Manager's Report:** JoAnna Likar reported that there are 4 new residents, the outstanding accounts receivable for Eaglebrooke is \$22565.00 The outstanding accounts receivable for the lawns is \$15818.44. The Board reviewed the outstanding violations. Motion was made by Rich Weaver, seconded by Bob Rodrigues to fine ten (10) homeowners for outstanding violations.

**Committee Reports:**

**ARC:** Bob Rodrigues reported the ARC had a meeting at 6:00pm. The following request were approved:

7004 Island Lake Lane- Extend patio, pavers

1004 Clearpointe Way – Install sunroom

7116 Lake Eaglebrooke Way – Exterior paint

**Old Business:**

1. **Rental Restriction:** The Board reviewed the proposed rental language. Motion was made by Jarrett Gregory to approve the proposed Rental Restrictions to be mailed to every member to discuss at the May 8, 2018 Board of Directors meeting. Rich Weaver seconded, and it was unanimously approved.
2. **Annual Meeting Update:** The Annual Meeting will take place on May 8, 2018. A notice will be sent out to the homeowners.

**New Business:**

1. **Any new business deemed appropriate by the President:** None

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

- The Club has made progress on the renovations. The door replacement in ballroom 3 should be replaced in the next week. The Pool bathrooms should be completed in the next two weeks. The kitchen equipment has been delivered, we are waiting for that to be installed.
- Billy Casper met with the Men's and Women's golf club.
- There will be a new summer membership program.
- The club is re-evaluating the service of the staff.
- Billy Casper is working on new marketing and promotional work.
- There has been new sidewalks and crosswalks installed at the entrance.
- FEMA is still working with the Club and CDD for reimbursement from Hurricane Irma.
- The CDD is working with easement encroachment and will be surveying several properties.
- Pond A1 in the Preserves is still be worked on by the engineer.

There being no further business, the meeting was adjourned at 7:09p.m.

Respectfully submitted,

Jarret Gregory, Secretary  
JoAnna Likar, Recorder