

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 14, 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 August 14, 2018.

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

Minutes: Motion made by Rich Weaver, seconded by Bob Rodrigues to approve the minutes of the Board of Director's meeting held on June 12, 2018 as presented. Unanimously approved.

Presidents Report: No Report

Financial Report: JoAnna Likar presented the financials through July 31, 2018. They will be filed as presented.

Manager's Report: Likar reported that the outstanding accounts receivable for Eaglebrooke is \$15524.00 The outstanding accounts receivable for the lawns is \$19647.67. The Board reviewed the outstanding violations. Motion was made by Rich Weaver, seconded by Bob Rodrigues to fine one (1) homeowner in September if the violation is still outstanding. Unanimously approved. . Motion was made by Rich Weaver, seconded by Bob Rodrigues to approve a 45-day letter followed by a fine for an outstanding violation that has reached \$1000.00. Unanimously approved.

Committee Reports:

ARC: Bob Rodrigues reported the ARC had a meeting at 6:00pm. There were two submissions: one for a patio extension that was denied, and one for a patio that is contingent on a CDD approval.

Old Business:

1. **Rental Restriction:** The Board reviewed the proposed rental language and homeowners made comments about the rental restrictions. Motion was made by Rich Weaver, seconded by Lithea Beck to approve the Rental Rules and Regulations to be apart of the Eaglebrooke Community Documents. Unanimously approved. All homeowners will be sent a final copy.

New Business:

1. **Proposed 2019 Budget:** The Board of Directors reviewed the proposed budget for 2019. Motion was made by Rich Weaver, seconded by Bob Rodrigues to

approve the proposed Budget and send to members for the upcoming Board Meeting.

2. **Any new business deemed appropriate by the President:** Lithea Beck reported that she has heard concerns and seen many work orders of homeowners that are not happy with the lawn service. She would like JoAnna Likar to send out a survey asking club members their thoughts on the lawncare.

CDD Chairperson: Rich Weaver reported the following:

- The Radar sign for speed has temporarily been taken down to be serviced.
- The Club will be purchasing carp next year to help keep hydrilla out of the pond.
- The CDD has changed the lawn service. This will now be taken over by the club.
- The Club had a great presentation before the CDD meeting and will continue the workshops.
- The CDD has raised the budget due to reserves for roadways and storm water repairing.
- The Insurance from Hurricane Irma is paid in full.
- The Budget for the 2018-2019 year has passed.

Member Comments:

There will be no September meeting.

There being no further business, the meeting was adjourned at 7:42p.m.

Respectfully submitted,

JoAnna Likar, Recorder