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**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 9, 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 6:30p.m. on October 9, 2018.

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

Minutes: Motion made by Bob Rodrigues, seconded by Lithea Beck to approve the minutes of the Board of Director's meeting held on August 14, 2018 as presented. Unanimously approved.

Presidents Report: Lithea Beck announced that the Eaglebrooke.net website was up and running. There was a maintenance issue but that has since been resolved.

Financial Report: Art Fulmer presented the financials through September 30, 2018 for Eaglebrooke Community Association and Eaglebrooke Lawn. They will be filed as presented.

Manager's Report: Likar reported that the outstanding accounts receivable for Eaglebrooke is \$13475.00. The outstanding accounts receivable for the lawns is \$17774.51.

The Board reviewed the outstanding violations as follows:

- **Paint exterior violations:** Motion was made by Lithea Beck, seconded by Art Fulmer to exercise abatement powers and clean the exterior and paint the exterior and bill to the homeowner. Unanimously approved.
- **Clean exterior:** Motion was made by Art Fulmer to approve fining for the violation, Bob Rodrigues seconded, and it was unanimously approved.
- **Trash cans:** Motion was made by Lithea Beck to approve fining for the violation. Art Fulmer seconded, and it was unanimously approved.
- **Trash cans:** Motion was made by Lithea Beck to approve fining for the violation. Art Fulmer seconded, and it was unanimously approved.

Committee Reports:

ARC: Bob Rodrigues reported the ARC had a meeting at 6:00pm. There was one submission for a covered patio. This was denied until more information is given.

Old Business: None

DRAFT

New Business:

1. **Proposed 2019 Budget:** JoAnna Likar reviewed the proposed 2019 budget and answered questions. Motion was made by Art Fulmer to approve the 2019 proposed budget as written. Bob Rodrigues seconded, and it was unanimously approved.
2. **Nominating Committee for Annual Meeting:** Lithea Beck announced that there were three open positions for the 2019 Board of Directors. Bob Rodrigues will head a nominating committee.
3. **Lawn Survey:** The Board reviewed the lawn survey from the Eaglebrooke Club lots. They will schedule a meeting with Rob from Floralawn to review the survey results.
4. **Rental Procedures:** JoAnna Likar reviewed that after passing the Rental Rules and Regulations, it would be a great suggestion to put out rental procedures and a checklist for landlords to be given if they choose to rent out their homes. Motion was made by Art Fulmer to adopt the Rental Procedures, Lithea Beck seconded, and it was unanimously approved.
5. **Any new business deemed appropriate by the President:** None

CDD Chairperson: There will be a Meeting November 20, 2018.

Member Comments:

There will be no September meeting.

There being no further business, the meeting was adjourned at 7:22p.m.

Respectfully submitted,

JoAnna Likar, Recorder