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EAGLEBROOKE COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING January 15, 2019

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 January 15, 2019.

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

Minutes: Motion made by Art Fulmer, seconded by Bob Rodrigues to approve the minutes of the Board of Director's meeting held on October 9, 2018 as presented. Unanimously approved.

Presidents Report: Lithea Beck reported that if you were not able to attend the CDD workshop regarding drainage, you can see the slideshow online at Goldenlakescdd.org. The Annual Meeting will take place February 19, 2019 at 6:30pm.

Financial Report: On behalf of Art Fulmer, Manager, Joanna Likar presented the financials through December 31, 2018 for Eaglebrooke Community Association and Eaglebrooke Lawn. They will be filed as presented.

Motion was made by Art Fulmer to approve the 2018 Financials for distribution to the membership. Jarret Gregory seconded, and it was unanimously approved.

JoAnna Likar announced that the savings for Reserves should be invested into a CD. We will table this action and review rates at the next meeting

Manager's Report: Likar reported that the outstanding accounts receivable for Eaglebrooke is \$8225.00 The outstanding accounts receivable for the lawns is \$16823.75. The Board reviewed the outstanding violations as follows:

- Motion was made by Art Fulmer, seconded by Jarrett Gregory to approve proposing a fine for a house for cleaning the exterior. Unanimously approved.
- Motion was made by Art Fulmer, seconded by Jarrett Gregory to waive a fine of \$20.00 for a basketball hoop. Homeowner emailed and said kid was on a break but was still using it that day.
- Motion was made by Art Fulmer, seconded by Jarrett Gregory to approve proposing a fine to a house to clean exterior. Unanimously approved.
- Motion was made by Lithea Beck to propose a fine after 4 months if homeowner does not paint the exterior. Art Fulmer seconded, and it was unanimously approved.

JoAnna Likar reported that since Floralawn has lost the Grandview and the CDD contract, they will need to go up in price for the mowing, or they will need to skip a mow in the winter time to make up for this.

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Committee Reports:

ARC: Bob Rodrigues reported that there was no ARC meeting as there has been no submissions.

Old Business: None

New Business:

- 1. Annual Membership Meeting:** The Annual Membership Meeting will take place February 19, 2019 at 6:30pm.
- 2. Easement Access:** JoAnna Likar reported that the attorney announced that quick claiming an easement access so that Hallam Preserve cannot come into Eaglebrooke was not necessary as this is owned by the HOA and the HOA can choose not to allow this.
- 3. 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.
- 4. Any new business deemed appropriate by the President:** Art Fulmer announced that he received an opinion from the attorney previously regarding amending basketball hoops in the Preserve. The manager will speak with the attorney relaying Eaglebrooke Declaration to see if the Preserve can vote to amend basketball hoops although Eaglebrooke Declaration does not allow this.

There being no further business, the meeting was adjourned at 7:36p.m.

Respectfully submitted,

JoAnna Likar, Recorder