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**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 11, 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 June 11, 2019.

Establish Quorum: Directors present: Lithea Beck, Bob Rodrigues, Paul Weaver, Brian Ahearn and Pete Savastano. Also present was Manager JoAnna Likar. Quorum was declared present.

Minutes: Motion made by Bob Rodrigues, seconded by Pete Savasato to approve the minutes of the Board of Director's meeting held on April 16, 2019 as presented. Unanimously approved.

Presidents Report: Brian Ahearn did a presentation regarding Community Issues. Presentation is attached.

Financial Report: Manager, Joanna Likar presented the financials through May 31, 2019 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 \$14450.00 The outstanding accounts receivable for the lawns is \$16431.00.

The Board reviewed the outstanding violations as follows:

- Motion was made by Bob Rodrigues to waive a fine due to medical hardship. Pete Savastano seconded, and it was unanimously approved.
- Paul Weaver made a motion to send all homeowners with fines to the attorney. Pete Savastano seconded, and it was unanimously approved.

Committee Reports:

ARC: Bob Rodrigues reported that there was an ARC meeting that started at 6:00pm to review a submittal for 6790 Eagle Ridge Blvd., for a garden and 1220 Vista Hills for a roof. Meeting was adjourned at 6:15

CDD Update: Brian Ahrean presented the CDD meeting update. (attached)

Old Business:

Basketball Goals in Preserve: Lithea Beck reported the following, "During the course of reviewing a legal issue for the Association, the attorneys for the Association discovered an oversight committed by the Developer of the community. Specifically, the merger of Eaglebrooke Community Association, Inc. and Eaglebrooke North Homeowners Association, Inc. was never

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documented in Polk County public records. The merger was, however, properly completed with the State of Florida. In order to address that issue, the Association's attorneys have prepared a Certificate of Recording for the Board of Directors to review and approve. I make a motion to approve the Certificate of Recording, to have the President and Secretary of the Association execute it, and to have legal counsel record the executed Certificate in Polk County public records."

New Business:

1. **Next Meeting Date:** The Board of Directors meeting dates for the year is as follows: August 13, 2019 at 6:30 – Proposed Budget Discussion
September 10, 2019 at 6:30pm – Approval of 2020 Budget
2. **Any new business deemed appropriate by the President:** None

Resident Comments:

- Larry Knapp sked the Board that if they want to come to the CDD with a request, please write a letter to admin@goldenlakescdd.org. He asked that the request be unanimous with the Board, that the request be specific and have detail research.
- Sally Anderson commented about the speeding and the way the stripes are painted on the crosswalk.

There being no further business, the meeting was adjourned at 7:38p.m.

Respectfully submitted,

JoAnna Likar, Recorder

1 COMMUNITY ISSUES

SPEED
SAFETY

2 BACKGROUND

- CDD responsible for infrastructure
- Eaglebrooke roads are public-subject to local & state laws
- Past efforts-results
 - Speed indicator on Boulevard
 - Crosswalk markings
 - Sidewalks at Clearpointe Way
 - Speed study-no action taken
 - Request for more speed indicators-denied
 - PCSO Patrols-inconsistent

3 MAJOR ISSUES

- Safety on roads
- Speed on major roads
-

4 MAJOR ISSUES

- Safety on roads
 - Safety at the main gate
 - Children operating golf carts-16 years old even when accompanied by an adult
 - Motorized scooters-prohibited on roads
 - Children roaming the Boulevard

5 SPEED ON MAJOR ROADS

- Speed study 85th Percentile Speed – In traffic engineering practice, it is assumed that about 85 percent of all drivers travel at reasonably safe speeds for the conditions, regardless of speed limit signs. The 85th percentile speed is thus defined as the speed at or below which 85% of the vehicles are traveling

6 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
 - Eaglebrooke Boulevard-inbound & outbound
 - 85% SPEED 29 MPH
 - Avg. speed 23 mph
 - HOMES FRONTING ROAD-0
 - Eagle Ridge Boulevard South- speed study
 - 85% SPEED 28 MPH
 - Avg. sped 25 mph
 - HOMES FRONTING ROAD-23

7 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
 - Eaglebrooke Boulevard-outbound
 - Straighaway over ¼ mile with nothing but a 20 MPH sign
 - Eagle Ridge Boulevard
 - Osprey Landings Dr.

8 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
 - Eaglebrooke Boulevard-outbound
 - Eagle Ridge Boulevard-north by pump house
 - Osprey Landings Dr.
 - Other areas???

9 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
- Crossing lights at the main gate

10

11 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
- Crossing lights at main gate
- Sidewalk from Eagle Ridge Boulevard to Eaglebrooke Boulevard
 - Only road without walkway access to main roads

12 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
- Crossing lights at main gate
- Sidewalk from Eagle Ridge Boulevard to Eaglebrooke Boulevard
- Better golf cart crossing markers

13 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
- Crossing lights at main gate
- Sidewalk from Eagle Ridge Boulevard to Eaglebrooke Boulevard
- Better golf cart crossing markers
- Consistent presence of PCSO in the community

14 SAFETY FROM GATE TO HOME

- Additional speed monitoring devices
- Crossing lights at main gate
- Sidewalk from Eagle Ridge Boulevard to Eaglebrooke Boulevard
- Better golf cart crossing markers
- Consistent presence of PCSO in the community

- "Drive like your kids live here"

15  **PCSO CAMPAIGN**

16  **HOA PLAN**

- Define exactly what we want the CDD to do to remedy current problems
- Present a plan to the CDD at their August meeting
- Implementation by December 2019

- 1) **CDD Update**
 ASSESSMENTS
 SPEED AND SAFETY ISSUES
 CLUB UPDATE

- 2) **Assessments**
 Road resurfacing
 Drainage rehabilitation

- 3) **Road resurfacing**
 Cost \$2,350,000 over 12 years
 Available reserves \$563,424
 Funding shortfall \$1,786,576

- 4) **Drainage rehabilitation**
 Cost \$678,575 over 6 years
 Available reserves \$50,000
 Funding shortfall \$628,575

- 5) **Funding the shortfall-
 assessment impact**
 Total shortfall- \$2,415,151
 Option #1- a 10-year loan; complete all work in a 2 year period
 13-22% increase in assessments
 Option #2- a 15-year loan; complete work over a 2 year period
 7-11% increase in assessments

Loan allows a fixed assessment for a specific period of time
 Final decision will be made at the August meeting

- 6) **Speed and Safety-resident comments**
 Speed-a general problem; need for more speed tracking signs
 Eagle Ridge-residents concerned about street speed and safety at gate crossings
 Gate crosswalk-need for better control of the intersection and addition of crosswalk lights
 PCSO radar visits-make visits more consistent

- 7) **The Club at Eaglebrooke update**

	2018-19	2019-20
EBITDAR*	\$108,000	\$145,000
NET INCOME	\$ 90,200	\$ 56,777

Major capital improvements in 2020 lower the Net Income compared to 2019: kitchen equipment, furniture, grill room carpet.

*Earnings before interest depreciation amortization and rent

- 8) **The Club at Eaglebrooke update**

Improved profitability

Memberships are up
New marketing programs for weddings announced at the RP Center
Men's Member-Guest was a great success