

# DRAFT

## EAGLEBROOKE COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING August 13, 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 August 13,2019.

**Establish Quorum:** Directors present: Lithea Beck, Paul Weaver, Brian Ahearn and Pete Savastano. Bob Rodrigues attended at 6:46pm. Also present was Manager JoAnna Likar. Quorum was declared present.

**Minutes:** Motion made by Brian Ahearn, seconded by Pete Savasato to approve the minutes of the Board of Director's meeting held on June 11, 2019 as presented. Unanimously approved.

**Presidents Report:** Lithea Beck reported that at the CDD meeting they have agreed to paint the light poles and add new decorative flag poles. The CDD did state however that only seasonal flags can be hung. If you have donated a college flag, you can contact the Manager, JoAnna Likar to pick up your flag.

**Financial Report:** Brian Ahearn presented the financials through July 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 \$7800.00 The outstanding accounts receivable for the lawns is \$18,326.69. Motion was made by Paul Weaver to approve sending all homes that are more than one year in the rears to the attorney, and for the rental homes have the attorney divert rent. Pete Savastano seconded, and it was unanimously approved.

Motion was made by Paul Weaver to place a lien on all homeowners that are one year behind in lawn care and divert the rent from the renters. Brian Ahearn seconded, and it was unanimously approved.

The Board reviewed the outstanding violations. Paul Weaver made a motion to send all homeowners that have had three certified letters prior to June 1, 2019 to the attorneys. Pete Savastano seconded, and it was unanimously approved.

**Committee Reports:**

**ARC:** Pete Savastano reported that there was an ARC meeting that started at 6:00pm to review a submittal for a new construction, and an application for exterior paint signs.

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**CDD Update:** Brian Ahearn gave an update from the CDD Meeting. Report attached.

**Old Business:**

None

**New Business:**

1. **Proposed 2020 Budget:** Motion was made by Paul Weaver to approve the proposed to lower the dues by 10% and send out to the membership. Bob Rodrigues seconded, and it was unanimously approved.
2. **Lawn force mow for vacant lots:** Motion was made by Pete Savastano to allow the manager to force mow vacant lots as needed. Paul Weaver seconded and it was unanimously approved.
3. **Investment of Income:** Motion was made by Pete Savastano to invest \$50,000.00 in a 6-month CD. Bob Rodrigues seconded, and it was unanimously approved.
4. **Any new business deemed appropriate by the President:** None

**Resident Comments:**

- Larry Knapp requested that the HOA Board possibly consider taking care of the fountain with the surplus HOA fund.

There being no further business, the meeting was adjourned at 7:49p.m.

Respectfully submitted,

JoAnna Likar, Recorder