

EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 10, 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 6:35p.m. on September 10, 2019

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

Minutes: Motion made by Bob Rodrigues, seconded by Brian Ahearn to approve the minutes of the Board of Director's meeting held on August 13, 2019 as presented. Unanimously approved.

Presidents Report: No report

Financial Report: Brian Ahearn reported that the financial condition of the HOA is excellent. The balance sheet is very strong. Accounts receivable, exclusive of Builder accounts, have decreased by almost 69%. The decline in residential and investment properties is the result of a more aggressive collection effort on past due accounts. The income statement on a year-to-date basis shows that we are \$,2000 ahead of our revenue plan due to unplanned collections fees. In addition, expenses are below budget by \$5000.00 for the year due to lower management fees, postage and other miscellaneous expenses.

Net Operating Income is \$7,000 ahead of budget.

At the last meeting it was stated that we have excess cash, and as planned we placed an additional \$50,000 in CDs.

Manager's Report:

JoAnna Likar reported that there are 5 new members in the community. The accounts receivable for Eaglebrooke Lawn is \$16,469.13.

The Board had a discussion on basketball hoops and what was deemed "concealed", recognizing Eaglebrooke North declarations as the guiding rules. Going forward, if a basketball hoop is seen by the manager, the homeowner will be written up for a violation. Brian Ahearn advised that it is within the purview of Eaglebrooke North to vote to change such rules in accordance with their regulations.

For Eaglebrooke Lawn, the financials were approved as written.

The Board reviewed the outstanding violations. Paul Weaver made a motion to send nine homeowner violations to the attorneys for collection. Pete Savastano seconded, and the motion was unanimously approved.

Committee Reports:

ARC: Lithea Beck announced that there is an open position on the Architectural Committee and anyone interested should contact the Property Manager.

Pete Savastano reported that new construction at 7655 Reflections Lake Drive was approved. A house on Cascades was approved for painting, and a pool on Osprey Landing Drive was denied due to more information needed.

CDD Update: Lithea Beck reported that the CDD is looking to do extensive work on the front entrance and the fountain. If residents have any ideas or suggestions, please contact the CDD and express your ideas.

Old Business:

None

New Business:

- 1. Proposed 2020 Budget:** Brian Ahearn reported that given our cash position at the end of 2019, homeowner assessments will be decreased by 10% for all properties. Club Lot assessments will decrease from \$100 to \$90; and, other lot fess will decline from \$150 to \$135. Motion was made by Bob Rodrigues to approve as presented. Paul Weaver seconded and it was unanimously approved.
- 2. Nominating Committee:** Lithea Beck announced that the Board needs volunteers to be placed on the nominating committee. If you are interested, please contact the Property Manager. Pete Savastano and Brian Ahearn volunteered be on the committee. Lithea Beck and Bob Rodrigues are up for re-election.
- 3. Any new business deemed appropriate by the President:** Brian Ahearn reported that there are occasions when residents may have an excess number of visitors requiring over-night on street parking. In that event, you will need permission to park on the street overnight. Contact the Property Manager.

Resident Comments:

- Mr. Sherman reported that there is always parking on Lake Eaglebrooke Drive, and more recently on open areas controlled by the Club. He also stated that there are commercial vehicles being parked openly along Lake Eaglebrooke Dr. Both violations need to be addressed.
- Mrs. White questioned if there was still a Block Captain for Eagle Ridge Way. Brian Ahearn responded that he is attempting to fill open slots. If anyone wishes to volunteer, contact Brian. Alan Lukhaub suggested that a notice be placed in the newsletter citing the need for block captains for certain areas.
- Bob Rodrigues mentioned that with the excess money that the HOA should consider using those funds for a park, basketball courts, or purchase Club Social memberships.
- Members spoke about the Club needing to advertise the club better in and outside the Community. It was agreed that advertising Club activities was a responsibility of the CDD and Billy Casper Golf.

- Mary Ann Marrone questioned the parking on Eagle Ridge Boulevard by outsiders fishing on the lake at Hole #17. That area and others will soon receive No Parking Tow Away signs. Once in place, any vehicles in the areas will be towed at the owner's expense.
- Mrs. White questioned about kids riding motorized bikes throughout the community. The Board pointed out that this is in violation of the community regulations and parents should be contacted.
- The Whites cited the need for better maintenance of a Club property behind their home. They stated that it has been overgrown for quite some time. They asked that the HOA intercede on their behalf with the CDD.

There being no further business, the meeting was adjourned at 7:37p.m.

Respectfully submitted,

JoAnna Likar, Recorder