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**EAGLEBROOKE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 14, 2020**

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 14, 2020.

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 Pete Savastano, seconded by Brian Ahearn to approve the minutes of the Board of Director's meeting held on September 10, 2020 as presented. Unanimously approved.

Presidents Report: No report

Financial Report: Brian Ahearn reported that the financial condition **during 2019** was excellent. The Association came in under budget for expenses due to items such as attorney fees, and management fees.

Motion was made by Bob Rodrigues, seconded and Paul Weaver to approve the financials for distribution to the members of the Association.

Manager's Report:

JoAnna Likar reported that there are 10 new members in the community. The accounts receivable for Eaglebrooke Lawn is \$15,973.38

The Board reviewed the outstanding violations. Paul Weaver made a motion to send all remaining open violations with three or more letters to the attorney. The Manager will send a list of these to the Board before proceeding.

Committee Reports:

ARC: Bob Rodrigues that there were four new construction homes that were reviewed. There were also tree removals, painting, sunroom, etc.

Old Business:

None

New Business:

1. Delinquencies: Brian Ahearn reported that the delinquencies are down at this time. We have been following up with collection notices and the penalty if you do not pay in a timely manner.

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2. **Petition for Basketball Hoops:** Members from The Preserve gave the Manager a petition with 79 signatures of homeowners **desiring to change the declaration regarding use and storage of basketball hoops.** The Board has reviewed this and will take it to the attorney to review and make sure that the wording that was used does not conflict with the Declaration. After this, the Association will hold a Special Membership Meeting to vote on this. Motion was made by Brian Ahearn to send the petition to the Attorney for review. Paul Weaver seconded and it was unanimously approved.
 3. **Holiday Decorations:** The Board reviewed with the attending audience how often they would like to see the entrance decorated. **It was decided that the HOA would commit to decorations at the 4th of July and Christmas. Property Manager JoAnna Likar will get quotes to have the entrance decorated by an outside party.** These will be presented at the next meeting.
 4. **Surplus Cash:** Brian Ahearn reported that due to surplus cash, the Association has lowered the budget. In total the Association has a surplus of \$39,000.00 at this time that can be used on Association projects. There is also a surplus in the bad debt of \$20,000.00. Motion was made by Pete Savastano to have a vote at the Annual Meeting to reduce the bad debt to \$10,000.00 and transfer the other \$10,000.00 to operating. Bob Rodrigues seconded, and it was unanimously approved.
 5. **Open Board Seats:** There will be two open Board positions that will be open for election at the 2020 Annual Meeting.
 6. **Annual Meeting Date:** The Annual Meeting will be held March 10, 2020 at the Eaglebrooke Clubhouse.
 7. **Any other business deemed appropriate by the President:** None
- Resident Comments:**
- John Doran announced that February 11, 2020 there will be a CDD Meeting to review using Reserve funds for drainage and infrastructure. He urged members to tell others about the meeting and to get involved as there was an issue with **obtaining new financing.**

There being no further business, the meeting was adjourned at 8:07p.m.

Respectfully submitted,

JoAnna Likar, Recorder