

Eagle Tree Condominium Association, Inc.
108 Night Hawk Drive
Jupiter, FL 33477

BOARD OF DIRECTORS MEETING

Wednesday, June 1, 2022

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held June 1, 2022.

Present from the Board of Directors: Louise Berkman, President; Jerry Rokoff, Vice President; Earle Yaffa, Treasurer; Tom Gilpin, Secretary; Pete Ciccone, member.

Guests present from Timbers Resorts: David Kalnas, Sarah Smith, Jessica Kluth, Katie Herr, Chris Goger, Jesse Geremia, Richie Pittner, Paulene Kawasjee, Mark Roland, Gerry Burden

CALL TO ORDER

The meeting was called to order by Louise Berkman, President, at 9:02 am, Eastern Time.

ESTABLISHMENT OF QUORUM

With five Board members present at the time of roll a quorum was met and Robert's rules will apply.

PROOF OF NOTICE OF BOARD OF DIRECTORS MEETING

Notice of the meeting was posted to ownership 48 hours in advance of the meeting.

APPOINTMENT OF RECORDING SECRETARY

Ms. Berkman appointed Katie Herr as Recording Secretary.

APPROVAL OF AGENDA

- **A motion was made by Earle Yaffa to approve the agenda as presented. It was seconded by Jerry Rokoff and motion was unanimously carried.**

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

- **A motion was made by Pete Ciccone to approve the meeting minutes from April 26, 2022. It was seconded by Jerry Rokoff and motion was unanimously carried.**

FINANCIAL UPDATE

- Jessica Kluth gave an overview of the financial performance for April 2022. Overall, there was a surplus in operations of \$12,401. There was a deficit in revenue of \$20,118. In the Common General Expenses there was a surplus of \$12,750. For Vacation Plan Specific Expenses there was a surplus of \$32,519. The current life-to-date fund balance surplus is \$1,102,742.

OPERATIONS UPDATE

- Our overall occupancy for April was 85% compared to 90% last year.
- The first round of A/C preventive maintenance has been completed. The second round will be completed later this year.
- Johnson Controls has just completed the 5-year inspections. Repairs are scheduled to begin mid-June. This cost is not in the budget but will be added in next year's reserve budget.
- Facilities is working diligently cleaning the back patios and completing off-season tasks.
- Housekeeping has begun their deep cleans on the homes and will continue throughout the summer.
- The Trump organization announced closings of the pool, Oasis, spa, fitness center, golf course and dining room for renovations and repairs. The pool will be closed for the month of June. The dining room will reopen in October. Nineteen remains open, the spa is offering home services and the golf course should reopen the end of June.
- Three lighted pickle ball courts, an additional tennis court and sport court are being added on the property. Additionally, they plan to resurface the playground.
- Due to the pool closing, Timbers guests have access to the North Palm Beach Country Club pool which offers poolside service. Additionally, we have temporarily reinstated beach days as staffing permits. We have leased an additional house car for the month of June and are providing complimentary shuttle service to the country club.
- The Trump organization are taking some of the Concierge back-office space to add offices for Eric and Donald Trump Jr. The Concierge lobby will remain as is, but we are receiving a reduction in the lease price. In return for the inconvenience, Trump has agreed to perform some improvements for us and create additional storage for us.
- We have had two positive Covid cases reported in the last 24 hours, both employees work in Concierge and have mild symptoms.
- Our concierge, Jean Marcellin, recently graduated from nursing school as an RN and was sworn in as a US citizen last week. We are all very proud of him.

SALES & MARKETING UPDATE

- As of the last Board call, we have had 7 closings (three 2-bedroom and four 4-bedroom).
- There are two signed sales agreements set to close later this month and several proposals out with potential buyers.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, June 28, 2022 at 9:00am ET.

ADJOURNMENT

- **There being no further business to discuss, a motion was made by Jerry Rokoff to adjourn the meeting seconded by Pete Ciccone and motion was unanimously carried. The meeting adjourned at 9:52 am ET.**