

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

BOARD OF DIRECTORS MEETING

Tuesday, July 26, 2022

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held July 26, 2022.

Present from the Board of Directors: Louise Berkman, President; Jerry Rokoff, Vice President; Earle Yaffa, Treasurer.

Guests present from Timbers Resorts: David Kalnas, Sarah Smith, Jessica Kluth, Dana Salisbury, Chris Goger, Jesse Geremia, Richie Pittner, Paulene Kawasjee, Mark Roland, Erin Santana, Jerry Burden

CALL TO ORDER

The meeting was called to order by Louise Berkman, President, at 9:04 am, Eastern Time.

ESTABLISHMENT OF QUORUM

With three 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 Sarah Smith 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 Jerry Rokoff to approve the meeting minutes from June 24, 2022. It was seconded by Earle Yaffa and motion was unanimously carried.

FINANCIAL UPDATE

- Jessica Kluth gave an overview of the financial performance for June 2022. Overall, there was a deficit in operations of \$35,364. There was a deficit in revenue of \$15,669. In the Common General Expenses there was a deficit of \$2,819. For Vacation Plan Specific Expenses there was a deficit of \$16,876. The current life-to-date fund balance surplus is \$1,064,618.

OPERATIONS UPDATE

- June occupancy is back down to pre-Covid rates at approximately 40%.
- The pool has reopened as of Friday, July 15th. They added two additional cabanas, additional seating areas and fresh, clean landscaping.
- Fitness center closed as of yesterday and will remain closed for approximately two weeks. They plan to add a redesigned floor, larger TV's.
- The main dining room remains closed and is expected to be closed until October.
- Work continues in the concierge office. The check-in area remains unchanged however the back office has been eliminated and offices have had to shift to the administrative area.
- We are looking to mix up the Tuesday night events with different programming options for owners.
- The Trump organization has indicated there may be some changes to the original plans for the tennis courts, pickleball. More information will be shared as it becomes available.

SALES & MARKETING UPDATE

- As of the last Board call, we have had two closings (one four-bedroom residence and one two-bedroom).
- We have a sales agreement that was sent out this morning and a proposal out on a four-bedroom.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, September 6th at 1:30pm ET.

ADJOURNMENT

- **There being no further business to discuss, a motion was made by Jerry Rokoff to adjourn the meeting seconded by Earle Yaffa and motion was unanimously carried. The meeting adjourned at 9:24 am ET.**