

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

BOARD OF DIRECTORS MEETING

January 22, 2019

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held January 22, 2019.

Present from the Board of Directors: David Oestreich, President; Jerry Rokoff, Vice-President; Louise Berkman, Secretary; Earle Yaffa, Member.

Guests present from Timbers Resorts: Carrie Bligh, Sarah Smith, Jesse Geremia, Nick Fielding, Daned Kirkham Chris Goger, Andrew Blake, Jillian Tice, Gilles Cote, David Kalnas, Rocky Rosales.

Owners present: Sal Monastero

CALL TO ORDER

The meeting was called to order by David Oestreich, President, at 10:00am, Eastern Time.

ESTABLISHMENT OF QUORUM

With four Board members present at the time of roll a quorum was met.

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

Mr. Oestreich appointed Sarah Smith as Recording Secretary.

APPROVAL OF AGENDA

- A motion was made by Louise Berkman to approve the agenda as presented. The motion was seconded by Earle Yaffa and unanimously carried.

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

- A motion was made by Louise Berkman to approve the meeting minutes from December 19, 2018. The motion was seconded by Earle Yaffa and unanimously carried.

FINANCIAL REVIEW

December 2018 Financials

- Carrie Bligh gave an overview of the financial performance for the month of December. Overall, there was a surplus in operations of \$19,400. There was a deficit in revenue of

\$21,566. In the Common General Expenses there was a surplus of \$25,276. For Vacation Plan Specific Expenses there was a surplus of \$15,691. The current life-to-date fund balance surplus is \$569,076. Pre-audit year end financials available on December financial packet.

OPERATIONS UPDATE

- Dues collection continues. Dick Percic has sent letter to those with outstanding 2019 dues, as of today there are approximately 16 unpaid.
- Gas line inspections are ongoing, so far only one home has been identified as needing minor repairs.
- Trump National Golf Club is beginning a new security procedure in February which will require all guests and owners to exit through the main gate between the hours of 11pm-5am.
- The Board wishes the minutes to reflect the great job of Louise Berkman in representing the COA on the POA board.

SALES & MARKETING UPDATE

- There have been no new sales or contracts since the last meeting.
- The fluctuating stock market and the holiday season often lead to a slow-down in the real estate market.
- The end of the year marketing push resulted in 25 new sales leads.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, February 19, 2018 at 10:00am ET.

ADJOURNMENT

- **There being no further business to discuss, a motion was made by Louise Berkman to adjourn the meeting. The motion was seconded by Earle Yaffa and unanimously carried. The meeting adjourned at 11:35am ET.**