

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

BOARD OF DIRECTORS MEETING

October 25, 2017

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held October 25, 2017.

Present from the Board of Directors: David Oestreich, President; Pete Ciccone, Treasurer; Louise Berkman, Secretary; Sal Monastero, Member.

Guests present from Timbers Resorts: Jesse Geremia, Sarah Davis, David Kalnas, Lisa Richards, Gilles Cote, Andrew Blake, Chris Goger.

CALL TO ORDER

The meeting was called to order by David Oestreich, President, at 11:00am, 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 Davis as Recording Secretary.

APPROVAL OF AGENDA

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

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

- A motion was made by Sal Monastero to approve the meeting minutes from September 26, 2017. The motion was seconded by Louise Berkman and unanimously carried.

FINANCIAL REVIEW

September 2017 Financials

- Jesse Geremia gave an overview of the financial performance for the month of September 2017. Overall, there was a surplus in operations of \$92,470. There was a surplus in revenue of \$45,711. In the Common General Expenses there was a surplus of \$21,924. For Vacation Plan Specific Expenses there was a surplus of \$24,835. The current life-to-date fund balance surplus is \$554,862.

OPERATIONS UPDATE

- The statements for 2018 dues collection are being sent on November 1st according to the approved dues collection timeline.
- We have established an account with Plastiq for those owners who wish to pay with a credit card. Plastiq assesses a 2.5% service fee to all transactions which goes directly to the company.
- The POA's annual meeting is scheduled for November 14th at 1pm. Jesse and Louise will be attending on behalf of the COA.
- From a staffing perspective, Melissa Herrera has resigned from her position as Controller. Our Director of Operations, Jillian, had her son Liam on October 24th. Laurie Bucolo, Concierge, has also resigned to pursue other opportunities.
- The Employee of the Quarter for the 3rd quarter of 2017 is bellman, Alton Burke.

SALES & MARKETING UPDATE

- An announcement was sent regarding the sales operation on site. The feedback has been very positive and a number of owners have already reached out to Chris Goger.
- Chris has listed eight new owner interests and has met with roughly 15-20 owners.
- Marketing sent an email to all Timbers owners announcing the Guest Visit Program (GVP).
- The dry run for the White Pelican Park Block Party is scheduled for this afternoon. Our first official Block Party is scheduled for November 1st from 4:30-6:00pm and will be held each Wednesday during season.

NEW BUSINESS

- The Bears Club has proposed plans to the Town of Jupiter to construct a new building on their property near the shared entrance off of Bears Club Drive. As proposed, there are several aspects to which the Trump National Golf Club, POA, and COA all object. All respective attorneys are involved and have communicated our demands back to the Bears Club. There is an upcoming planning and zoning meeting at the Town of Jupiter when the Bears Club plans will be discussed.
- The next Board meeting is scheduled for Tuesday, November 21, 2017 at 11:00am ET.

ADJOURNMENT

- **There being no further business to discuss, a motion was made by Sal Monastero to adjourn the meeting. The motion was seconded by Louise Berkman and unanimously carried. The meeting adjourned at 11:34am ET.**