

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

**BOARD OF DIRECTORS MEETING**

**December 16, 2019**

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held December 16, 2019.

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

**Guests present from Timbers Resorts:** Carrie Bligh, David Kalnas, Chris Goger, Rocky Rosales, Richard Pittner, Ryan Bell.

**CALL TO ORDER**

The meeting was called to order by David Oestreich, President, at 9:30am, 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 Rocky Rosales 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 November 21, 2019. The motion was seconded by Earle Yaffa and unanimously carried.

**FINANCIAL REVIEW**

**November 2019 Financials**

- Carrie Bligh gave an overview of the financial performance for the month of November. Overall, there was a surplus in operations of \$26,961. There was a surplus in revenue of \$5,424. In the Common General Expenses there was a surplus of \$21,766. For Vacation Plan Specific Expenses there was a deficit of \$228. The current life-to-date fund balance surplus is \$696,019.

### **OPERATIONS UPDATE**

- We have been working on collecting the remainder of the outstanding 2020 dues, the current balance is \$1.6 million.
- This week we are sending letters to those who have not yet paid as their dues now include the interest on the unpaid dues. The letter also indicates if the dues are not paid, they will be turned over to the attorney on January 2<sup>nd</sup>. We have two owners who have requested to deed their interests back to the association.
- David Oestreich, Carrie Bligh and Dick Percic will be visiting the Town of Jupiter on December 17<sup>th</sup> to discuss the possibility of renting COA owned interests. Further details will be shared as they become available.
- Richard Pittner has been promoted to the Owner Services Manager.

### **SALES & MARKETING UPDATE**

- We have a two-bedroom contract signed, that should close by the end of the month.
- We have two four-bedroom contracts signed, both of which should close the last week of December. We are expecting another four-bedroom contract to be signed today with an expected close date in mid-January. Another four-bedroom contract is being sent out by the end of the week.
- The Trump Magazine ad will be coming out in a few weeks. The magazine is distributed to all Trump golf members and properties..

### **NEW BUSINESS**

- The next Board meeting is scheduled for Tuesday, January 21<sup>st</sup> at 9:30am 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 10:05am ET.**