

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

BOARD OF DIRECTORS MEETING

December 19, 2018

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held December 19, 2018.

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

Guests present from Timbers Resorts: Carrie Bligh, Sarah Davis, Chris Goger, Andrew Blake, Jillian Tice, Gilles Cote, David Kalnas.

CALL TO ORDER

The meeting was called to order by David Oestreich, President, at 11:00am, Eastern Time.

ESTABLISHMENT OF QUORUM

With five 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 Earle Yaffa to approve the meeting minutes from November 20, 2018. The motion was seconded by Louise Berkman and unanimously carried.

FINANCIAL REVIEW

November 2018 Financials

- Carrie Bligh gave an overview of the financial performance for the month of November. Overall, there was a deficit in operations of \$3,290. There was a deficit in revenue of \$17,468. In the Common General Expenses there was a surplus of \$1,378. For Vacation Plan Specific Expenses there was a surplus of \$12,800. The current life-to-date fund balance surplus is \$566,823.

OPERATIONS UPDATE

- Another email is being sent today to owners who have not yet paid their 2019 dues.
- We are anticipating a busy weekend on property, we are expecting 100% occupancy.
- We are currently in discussions with the POA for a use agreement for the parcel of land we have been using for events in the 600's.
- The POA has a new president, we have been working together to create an introduction of new owners to the relationship between the POA and COA.
- Jimmy Sarcona, Director of Housekeeping, resigned. His last day was Friday, December 14th.

SALES & MARKETING UPDATE

- Two, four-bedroom homes closed on 12/4; one sold at \$95k and the other at \$125k.
- There are a couple additional potential buyers in discussions, hopefully moving towards the contract phase soon.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, January 22, 2018 at 10:00am ET.

ADJOURNMENT

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