

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

BOARD OF DIRECTORS MEETING

February 19, 2019

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held February 19, 2019.

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 Smith, Jesse Geremia, Nick Fielding, Daned Kirkham, Chris Goger, Andrew Blake, Jillian Tice, Gilles Cote, David Kalnas, Rocky Rosales, Ryan Bell.

CALL TO ORDER

The meeting was called to order by David Oestreich, President, at 10:00am, 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 Louise Berkman to approve the meeting minutes from January 22, 2019. The motion was seconded by Earle Yaffa and unanimously carried.

FINANCIAL REVIEW

January 2019 Financials

- Carrie Bligh gave an overview of the financial performance for the month of January. Overall, there was a surplus in operations of \$4,678. There was a deficit in revenue of \$31,882. In the Common General Expenses there was a surplus of \$18,918. For Vacation Plan Specific Expenses there was a surplus of \$17,642. The current life-to-date fund balance surplus is \$514,181.

OPERATIONS UPDATE

- Gas line inspections are half way complete. Approximately 1/3 of those inspected have had minor issues, mostly ground leaks which posed to serious safety concerns.
- The HVAC project initially scheduled for the summer of 2019 is mostly complete. Four homes are remaining.
- The next POA meeting will be held on March 4th and will include a presentation regarding additional security around property.

SALES & MARKETING UPDATE

- Since the last meeting two contracts have been signed for two-bedrooms in the 300's.
- There are ten active deals in the pipeline.
- Seven GVP's are booked for the next few weeks.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, March 19, 2019 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 10:33am ET.**