

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

BOARD OF DIRECTORS MEETING

March 19, 2019

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held March 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, 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 February 19, 2019. The motion was seconded by Earle Yaffa and unanimously carried.

FINANCIAL REVIEW

February 2019 Financials

- Carrie Bligh gave an overview of the financial performance for the month of February. Overall, there was a surplus in operations of \$50,153. There was a deficit in revenue of \$7,239. In the Common General Expenses there was a surplus of \$10,773. For Vacation Plan Specific Expenses there was a surplus of \$46,618. The current life-to-date fund balance surplus is \$560,155.

OPERATIONS UPDATE

- The team has been working on getting the summer projects scheduled. Each home is being evaluated and given a grade to determine the extent of repair work that may be needed. The HVAC project was originally scheduled to continue this summer but as most of that project is now complete it allows our team to focus on the homes.
- Jillian Tice has accepted a position with the corporate office as the Owner Experience Manager. She will be transitioning to the Winter Park office in mid-April. The Board requested the minutes reflect their appreciation for Jillian's hard work and efforts during her tenure at Timbers Jupiter.

Perimeter Security

- The POA is holding a meeting on March 26th to discuss enhancements to the perimeter security. Additional information will be shared as it becomes available.

SALES & MARKETING UPDATE

- Since the last meeting, one two-bedroom contract has been signed. One four-bedroom should be signed the first week of April
- There are several deals in discussion; sales efforts are picking up.
- Eleven GVP's have been booked this season, there have been two sales as a result.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, April 23, 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 10:57am ET.**