

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

BOARD OF DIRECTORS MEETING

March 20, 2018

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held March 20, 2018.

Present from the Board of Directors: David Oestreich, President; Jerry Rokoff, Vice President; Louise Berkman, Secretary; Sal Monastero, (Resigning) Member; Earle Yaffa, (New) Member.

Guests present from Timbers Resorts: Jesse Geremia, Andrew Blake, Jillian Tice, David Kalnas, Gilles Cote, Zach Edwards, Chris Goger.

Guests present: Dennis Marinan, Director of Security, Trump National; Justin Zelikoff, General Manager, Eagle Tree POA.

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 Jillian Tice as Recording Secretary.

APPROVAL OF AGENDA

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

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

- A motion was made by Louise Berkman to approve the meeting minutes from February 20, 2018. The motion was seconded by Jerry Rokoff and unanimously carried.

APPOINTMENT OF NEW BOARD DIRECTOR – MR. EARLE YAFFA

- Board Member Sal Monastero submitted his resignation to the Board effective immediately due to family commitments. The Board wishes to recognize Sal's many years of service to the Board. He was the voice of fiscal responsibility, committed to the

protection of our owners and property and believed strongly in a collegial Board of Directors.

- **A motion was made by Louise Berkman to appoint Mr. Earle Yaffa to the Eagle Tree Condominium Association, Inc. Board of Directors. The motion was seconded by Jerry Rokoff and unanimously carried.**

SECURITY AND PERIMETER DEFENSE

- Dennis Marinar, Director of Security for Trump National, provided an update on the rental vehicle theft which occurred in early March on Green Heron Way. Another vehicle was broken in to, but no items of value were taken. In both incidents keys were left in the vehicle by the owner. After an investigation by the Trump security team and the Jupiter Police Department, it appears two individuals were dropped off just outside the Trump National main gate. They then hopped the wall, walked across the golf course and headed to Green Heron Way.
- As an immediate response to the security breach, in the overnight hours, cones are being placed to divert outgoing traffic to the innermost lane where a security guard will be able to interact with guests and owners departing the property. Additionally, Dennis Marinar and David Oestreich both stressed the importance of locking vehicles and the doors to homes.
- In an effort to enhance security on property, the POA is considering installing a more sophisticated thermal camera and video analytics. In order to move forward with this initiative, the POA must first approve the project before presenting to the COA for consideration.

FINANCIAL REVIEW

February 2018 Financials

- Jesse Geremia gave an overview of the financial performance for the month of February. Overall, there was a deficit in operations of \$8,131. There was a deficit in revenue of \$5,306. In the Common General Expenses there was a deficit of \$1,007. For Vacation Plan Specific Expenses there was a deficit of \$1,819. The current life-to-date fund balance surplus is \$544,632.

OPERATIONS UPDATE

- Occupancy will begin to taper off in mid-April.
- On May 1st we will begin our off-season projects. The first phase of replacing the HVAC systems will begin, and we will get through all of the 600s this year. All pool equipment is scheduled to be replaced; chlorinators, pumps and filters. The upstairs mattresses will also be replaced. Marble tile in all the homes will be restored. The main living area will remain polished/glossy, and we are considering honing the marble in the showers and greater bathroom areas.
- We are also considering an upgrade to the IT servers in the main club house which is a reserve project schedule in future years. It was recommended by our IT service provider to consider upgrading the servers before they become obsolete and cause problems.

SALES & MARKETING UPDATE

- We have seen an increase in activity with our Facebook page, email blasts and GVP. Chris Goger is in contact with a number of potential leads as a result of these initiatives.
- We have had many GVP requests and are trying to find availability for future visits. Chris has been speaking with owners who are looking to sell their homes to see if they would be willing to give up some of their time for this purpose.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, April 17, 2018 at 11:30am 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 Jerry Rokoff and unanimously carried. The meeting adjourned at 11:53pm ET.**