

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

BOARD OF DIRECTORS MEETING

Tuesday, April 26 2022

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held April 26, 2022.

Present from the Board of Directors: Louise Berkman, President; Jerry Rokoff, Vice President; Earle Yaffa, Treasurer; Tom Gilpin, Secretary; Pete Ciccone, member.

Guests present from Timbers Resorts: David Kalnas, Sarah Smith, Jessica Kluth, Katie Herr, Chris Goger, Jesse Geremia, Richie Pittner, Justin B

CALL TO ORDER

The meeting was called to order by Louise Berkman, President, at 8:33am, Eastern Time.

ESTABLISHMENT OF QUORUM

With five Board members present at the time of roll a quorum was met and Robert's rules will apply.

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

Ms. Berkman appointed Katie Herr as Recording Secretary.

APPROVAL OF AGENDA

- **A motion was made by Earle Yaffa to approve the agenda as presented. It was seconded by Jerry Rokoff and motion was unanimously carried.**

APPROVAL OF PREVIOUS BOARD MEETING MINUTES

- **A motion was made by Pete Ciccone to approve the meeting minutes from March 29, 2022. It was seconded by Jerry Rokoff and motion was unanimously carried.**

FINANCIAL UPDATE

- Jessica Kluth gave an overview of the financial performance for March 2022. Overall, there was a surplus in operations of \$32,879. There was a deficit in revenue of \$21,463. In the Common General Expenses there was a surplus of \$25,262. For Vacation Plan Specific Expenses there was a surplus of \$29,080. The current life-to-date fund balance surplus is \$1,123,674.

OPERATIONS UPDATE

- Our overall occupancy was 1.5% under last year. Airline cancellations caused several no-shows. Strong usage of owners' assigned weeks.
- Medallia survey scores were at 87.5% for March, 87.6% YTD.
- Seasonal employees will be finished on May 15. Long time houseman, Leonce, is retiring. Concierge positions have been filled.
- Supplies continue to be an issue; however, we have been resourceful with solutions.
- Facilities is focusing on cleaning the back patios. They have been very successful in bringing the stones back to almost new.
- Three staff members were recognized for their swift and prompt response to an owner's medical emergency. Kristen, Bryan and Guerson handled the situation incredibly.
- The changes to the rental program have been implemented on the website.
- The new EZ Go golf cart lease will be a 4-year lease with lithium battery carts. A quote for the golf cart charging station will be presented upon receipt.
- The ADA lawsuit that was filed last month has been settled. Total cost of the lawsuit was approximately \$10,000. As a result, specific verbiage, at the recommendation of the attorney, has been incorporated into the website to indicate that we are a private residence club and do not offer ADA accommodations.

APPROVAL OF GOLF CART LEASE

- **A motion was made by Louise Berkman to approve the 48-month EZ Go golf cart lease. It was seconded by Earle Yaffa and motion was unanimously carried.**

SALES & MARKETING UPDATE

- As of the last Board call, we have had 4 closings (one 2-bedroom and three 4-bedroom).
- There are two sales agreements set to close later in the week and two proposals going into contract.

NEW BUSINESS

- The next Board meeting is scheduled for Wednesday, June 1, 2022 at 9:00am ET.

ADJOURNMENT

- **There being no further business to discuss, a motion was made by Earle Yaffa to adjourn the meeting seconded by Tom Gilpin and motion was unanimously carried. The meeting adjourned at 9:12 am ET.**