

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

**BOARD OF DIRECTORS MEETING**

**May 21, 2018**

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held May 21, 2018.

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

**Guests present from Timbers Resorts:** Jesse Geremia, Carrie Bligh, Sarah Davis, Andrew Blake, Jillian Tice, Rocky Rosales, Gilles Cote, Chris Goger.

**CALL TO ORDER**

The meeting was called to order by David Oestreich, President, at 10:00am, 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 Sarah Davis 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 April 17, 2018. The motion was seconded by Earle Yaffa and unanimously carried.

**FINANCIAL REVIEW**

**April 2018 Financials**

- Jesse Geremia gave an overview of the financial performance for the month of April. Overall, there was a surplus in operations of \$929. There was a deficit in revenue of \$5,232. In the Common General Expenses there was a surplus of \$12,486. For Vacation Plan Specific Expenses there was a deficit of \$6,325. The current life-to-date fund balance surplus is \$448,854.

### **LANDSCAPING DISCUSSION**

- The POA is dissatisfied with the service they are receiving from Elegant Landscaping and are considering other options.
- Jesse Geremia spoke with the owner of Elegant Landscaping who expressed an interest in continuing to work with the COA regardless of the decision made by the POA.

### **OPERATIONS UPDATE**

- We are on schedule for the summer projects. Seven HVAC units have been replaced to date and the marble has been refinished in six homes. Additionally, the project to replace all exterior pool equipment has been completed.
- We continue to receive excellent survey scores, we are above a 93.5% for the month of May.
- Jesse Geremia welcomed Carrie Bligh to the team. Carrie begins her role as Resort Manager today, May 21<sup>st</sup>.

### **SALES & MARKETING UPDATE**

- May has been an excellent month. The first two-bedroom closed early in the month. Three four-bedroom homes are under contract; one scheduled to close tomorrow, the second scheduled to close later this week and the third scheduled to close the first week in June. Chris Goger is scheduled to send another contract on a four-bedroom by the end of the day today.
- All sales have been as a result of owner referrals.

### **NEW BUSINESS**

- The next Board meeting is scheduled for Tuesday, June 19, 2018 at 11:00am 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 10:45am ET.**