

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

BOARD OF DIRECTORS MEETING

September 25, 2018

A Board of Directors meeting of the Eagle Tree Condominium Association, Inc. was held September 25, 2018.

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 Davis, Jesse Geremia, Chris Goger, Andrew Blake, Jillian Tice, David Kalnas, Rocky Rosales, Daned Kirkham, Gilles Cote.

Guests present: Mike Vizzi, Trump National Controller

CALL TO ORDER

The meeting was called to order by David Oestreich, President, at 9:30am, 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 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 August 27, 2018. The motion was seconded by Earle Yaffa and unanimously carried.

FINANCIAL REVIEW

- Mike Vizzi, Controller for Trump National, provided an overview of the Trump National budget to further explain the COA contribution. Moving forward, Mr. Vizza committed to providing the Board with more details as they pertain to the annual budget earlier in the budgeting process so as to answer any questions or concerns.

August 2018 Financials

- Carrie Bligh gave an overview of the financial performance for the month of August. Overall, there was a surplus in operations of \$80,372. There was a surplus in revenue of \$17,029. In the Common General Expenses there was a surplus of \$17,157. For Vacation Plan Specific Expenses there was a surplus of \$46,185. The current life-to-date fund balance surplus is \$478,618.

2019 Dues Collection Policy & Guidelines

- The 2019 Dues Collection Policy & Timeline remain the same as in 2018.

Use Fee Schedule - 2019

- The 2019 Use Fee Schedule remains the same as in 2018 with one exception; the Housekeeping Cleaning Fee assessed for negligent use will now be a minimum fee of \$250 with the possibility of additional fees to replace or fix broken household items.
- **A motion was made by Louise Berkman to approve the Use Fee Schedule contingent upon the revised Housekeeping Cleaning Fee for negligent use. The motion was seconded by Earle Yaffa and unanimously carried.**

POA BOARD REPRESENTATIVE NOMINATION

- **A motion was made by Pete Ciccone to approve Louise Berkman as the Eagle Tree COA representative on the Trump National POA Board. The motion was seconded by Earle Yaffa and unanimously carried.**

OPERATIONS UPDATE

- Our three major summer projects are nearing completion; mattress replacement, marble refinished and the CARE projects in the homes.
- Our October is shaping up to be busier than in recent years.

SALES & MARKETING UPDATE

- We have received a signed contract for a four-bedroom, it is scheduled to close on 10/8.
- We have two four-bedroom closings scheduled for tomorrow, 9/26.
- We have an additional signed on contract on a four-bedroom which will close 11/19.
- We have a two-bedroom contract out for signature, scheduled to close in two weeks.
- Another contract for a two-bedroom is scheduled to be sent today with a closing date tentatively scheduled for 10/2.

NEW BUSINESS

- The next Board meeting is scheduled for Tuesday, October 23, 2018 at 11am 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 10:23am ET.**