

Coconut Palm Beach Resort II Owner's Association, Inc.
(the "Association")
Minutes of the
Board of Directors Special Meeting
February 5, 2021

CALL TO ORDER

President Klinker called the meeting to order at 11:08 a.m. eastern time. The following Board of Directors ("Directors") were in attendance via teleconference: Lou Klinker, President; Jared Resch, Vice President; and Kristin Ingram, Secretary/Treasurer. Present from Festiva Management Services, Inc. were Daniel Hamman, Regional Director of Operations; Jacqueline "Jackie" Wickiser, Area Managing Director; and Karen Lawson, Resort Manager. Sarah Gruber, Association Compliance Manager was present from Zealandia Holding Company, Inc. and Marcel Lopez joined from CRM.

MEETING NOTICE AND QUORUM

Notice of the meeting was provided in accordance with the Association Bylaws. Quorum was established with three (3) of three (3) Directors present, and Sarah Gruber was appointed Acting Secretary for the purpose of recording the minutes.

NEW BUSINESS

Roofing

Jackie Wickiser provided background on the project and Marcel Lopez added details regarding vetting vendors and the warranties included in the various proposals.

Motion was made by Jared Resch to approve the roof repairs proposal by CRM as presented in the amount of \$492,845.18 as a reserve project. The motion was seconded by Kristin Ingram and unanimously carried.

Traveler and Thatch Exterior Repairs

Jackie Wickiser and Marcel Lopez provided specifics on the repairs needed to the exterior of the buildings.

Motion was made by Kristin Ingram to approve the Thatch and Travelers Buildings exterior repairs proposal by CRM as presented in the amount of \$482,392.00 as a reserve project. The motion was seconded by Lou Klinker and unanimously carried.

ADJOURNMENT

Motion was made by Lou Klinker to adjourn the meeting at 12:04 p.m. eastern time. The motion as seconded by Jared Resch and unanimously carried.

CERTIFICATION

I hereby certify the foregoing Minutes of the Board of Directors Special Meeting held on February 5, 2021 were approved and duly adopted by the Board on the 13th day May 2021.



Kristin Ingram, Secretary