

Coconut Palm Beach Resort II Owner's Association, Inc.
(the "Association")
Minutes of the
Board of Directors Special Meeting
March 11, 2021

CALL TO ORDER

President Klinker called the meeting to order at 3:22 p.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 LaTour Hotels & Resorts 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 in attendance, and Sarah Gruber was appointed Acting Secretary for the purpose of recording the minutes.

NEW BUSINESS

Jackie Wickiser started a discussion on proposals presented in the meeting materials for interior renovations. Marcel Lopez assisted in answering questions. Discussion included changes to unit layouts, designs, timeframes, and the process.

Motion was made by Jared Resch to accept the CRM proposals for interior renovations for Thatch in the amount of \$299,639.08 and Travelers in the amount of \$569,977.80 and the FF&E lease agreement with Zealandia Capital Leasing. The motion was seconded by Kristin Ingram and unanimously carried.

Motion was made by Kristin Ingram to approve the non-leasable FF&E items as outlined in proposal #14534 in the amount of \$29,619.78 for Thatch and in proposal #14535 in the amount of \$42,833.45 for Travelers. The motion was seconded by Lou Klinker and unanimously carried.

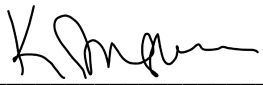
Confirm Next Meeting Date
May 13, 2021 at 10 a.m. eastern time

ADJOURNMENT

Motion was made by Lou Klinker to adjourn the meeting at 12:04 a.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 March 11, 2021 were approved and duly adopted by the Board on the 13th day May 2021.



Kristin Ingram, Secretary