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# Eagles Creek Owners Association, Inc. (ECOIA)

*A Deed Restricted Community*



## **Annual Membership Meeting**

**March 29, 2022 – 6:00 p.m.**

**Monument Point Fellowship**

### **MINUTES**

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#### **BOARD MEMBERS PRESENT**

Brenda Huffine  
Sal La Cara  
Tom Huffine  
Bruce Rodriguez

#### **MANAGEMENT REPRESENTATIVES PRESENT**

Matthew Ciupak, CAM and Kristina Cole of BCM Services, Inc.

#### **CALL TO ORDER**

Bruce called the meeting to order at 6:02 pm and introduced the board members.

#### **PLEDGE OF ALLEGIANCE**

Tom led the group in the *Pledge of Allegiance*.

#### **ESTABLISHMENT OF QUORUM**

A quorum was established with 143 lots represented in person or by proxy.

#### **APPROVAL OF MINUTES**

Brenda made a motion to waive the reading of the 9/28/2021 Board Meeting Minutes and approve them as submitted, Bruce seconded the motion, and the motion carried unanimously (4-0).

#### **COMMUNITY UPDATE**

##### **Highlights**

President Tom Huffine reviewed a few things accomplished this year:

- Reviewed the November 15, 2021 survey results.
- Continue to hire a third party to install the Christmas Decorations for 2021, Hulihan Territory, Inc. Feedback was much more positive this year, with less outages reported.
- [www.ecawjax.com](http://www.ecawjax.com): Website continues to be updated as needed
- Continued with the Yard of the Month Contest, each month one homeowner is picked and receives a \$25 Home Depot Gift Card. Winners were posted on the website
- American Eagle Entrance- Solid granite slab sign upgrade for both monuments
- Fixed 4 foot black aluminum fencing at the park that was vandalized- simple fix too- zipties.

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- Continue to cut and maintain “dump” area on Arrowleaf Lane.
- Playground fire restitution still being paid monthly at \$200 per month. ~\$13,000 remains, \$14,500 collected to date.
- Gold mulch and playground mulch installed throughout-March 2022.
- Mowing of Ashley Melisse to start up asap.
- Vinyl fence along Ashley Melisse pressure washed in Summer 2021, might do it again in summer 2022
- Playground vinyl fence and equipment pressure washed February 2022.

## **Financial Update**

- As of 12/31/21, the total asset value of Eagles Creek OA was \$178,636(prepaid dues- \$37,574) and last year at that time, it was \$178,922(prepaid dues-\$39,459) . As of March 23, 2022, the total asset value is \$232,976(prepaid dues- \$1,655.)
- Cash in Bank as of March 23, 2022- \$202,404, this time last year it was \$188,132.
- Assessments receivable outstanding at the end of 2021 was made up of 4 homeowners for \$4,777- the lowest ever. At the end of 2020, it was 9 homeowners was \$7,645. As of March 23, 2022 AR is \$16,416.50
- Currently there are 4 mortgage foreclosures and 47 bank/rental corporation owned properties... last year at this time there were 4 mortgage foreclosures and 42 bank/corporation owned properties.

## **ELECTIONS**

Tom opened the floor for nominations. Nominations as such- Donna Smith, and Lanette Le May Morrow to go with the existing board minus Scott Victorine who could no longer serve. Tom motioned to close the floor for nominations, seconded by Bruce. Passed 4-0

Each candidate gave a brief introduction and explained why they wanted to serve on the Board, a neighbor filled in for Donna.

Ballots were cast and one (1) volunteers from the membership helped count the ballots. The results are as such:

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## **BOARD OF DIRECTORS**

Tom Huffine – *President* (Term Expires 2023)  
Bruce Rodriguez – *Vice President* (Term Expires 2023)  
Sal La Cara – *Secretary* (Term Expires 2023)  
Brenda Huffine – *Treasurer* (Term Expires 2023)  
Donna Smith – *Director* (Term Expires 2023)

Positions above were assigned based on a motion from Bruce, seconded by Brenda, passed 4-0.

## **OPEN FORUM**

The following items were discussed:

- Soaring Flight Entrance needs to have an electrician look at it, management will see this is done.
- Sign on Blue Eagle Trail- Brenda made a motion, seconded by Sal to continue to research this with the COJ. Motion passed- 4-0
- Food trucks at the park- board would be open to this if a homeowner would head these events.
- Remember to police your neighborhood; do not hesitate to call JSO if you witness any suspicious activity. Keep calling to get that area flagged to allow for more police presence. If you feel threatened call 911.

## **ADJOURNMENT**

- With no further business, the meeting was adjourned at 7:15 p.m based on a motion from Tom, second from Bruce, passed 4-0.