
Eagles Creek Owners Association, Inc. (ECOIA)

A Deed Restricted Community



Annual Membership Meeting with Board Meeting to Follow

April 18, 2023 – 6:00 p.m.

Monument Point Fellowship

MINUTES

BOARD MEMBERS PRESENT	Brenda Huffine, Tom Huffine, Donna Smith 3 of 5 present
MANAGEMENT REPRESENTATIVES PRESENT	Matthew Ciupak, CAM and Amanda Goodson of BCM Services, Inc.
CALL TO ORDER	Tom called the meeting to order at 6:05 pm and introduced the board members.
PLEDGE OF ALLEGIANCE	Tom led the group in the <i>Pledge of Allegiance</i> .
ESTABLISHMENT OF QUORUM	A quorum was not established with only 66 lots represented in person or by proxy. With a quorum of the Board, the Board Meeting commenced.
APPOINTMENT OF OFFICER	With the resignation of Sal La Cara from the position of Secretary, Tom made a motion to appoint Brenda to act as both Secretary and Treasurer until such time as a replacement Board Member can be elected, seconded by Donna, and the motion carried unanimously (3-0).
APPROVAL OF MINUTES	Brenda made a motion to waive the reading of the 9/22/2022, Board Meeting Minutes and approve them as submitted, Donna seconded the motion, and the motion carried unanimously (3-0).
COMMUNITY UPDATE	President's Report, delivered by Tom highlighted the 2022 year. <ul style="list-style-type: none">• Continue to hire a third party to install the Christmas Decorations for 2022, Hulihan Territory, Inc.• 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 \$50 Home Depot Gift Card.• Fixed vinyl fence along Ashley Melisse that was hit by a car and received funds from their insurance for reimbursement- April 2022.• Restitution from the Fire at Playground- Collected \$15,137.50 outstanding \$12,475.03• The mailboxes hit by a car on Arrowleaf have been replaced. Still pending investigation.• Continue to cut and maintain "dump" area on Arrowleaf Lane.• Mulch to be installed- April 2023• New Sod for Kernan entrance installed – April 2023• Mowing of Ashley Melisse to start up asap.

- Vinyl fence pressure washed along Ashley Melisse- Feb 2023
- Continue to repair the swings that break or get vandalized, if you see anything wrong with the playground please let BCM know. Info@bcmservices.net
- 2nd trash can on back order for Playground, hope to be installed asap.

Financial Update given by Brenda, the Treasurer.

- As of 12/31/22, the total asset value of Eagles Creek OA was \$155,177(prepaid dues- \$34,192) and last year at that time, it was \$178,636(prepaid dues-\$37,574). As of April 14, 2023, the total asset value is \$206,953 (prepaid dues- \$2,196.)
- Cash in Bank as of April 14, 2023- \$176,766.32, this time last year it was \$192,986.05.
- Assessments receivable outstanding at the end of 2022 were made up of 11 homeowners outstanding in full for 2022 dues and 11 with partial balances for \$6,111.20 total. As of April 14, 2023, dues outstanding are \$15,821.09

ELECTIONS

Tom opened the floor for nominations for appointment of the two Board seat vacancies. Nominations as such- Jonathan Lang and Lanette Le May to go with the existing board minus Bruce Rodriguez who could no longer serve. Tom motioned to close the floor for nominations for appointment, seconded by Brenda. Passed 3-0

Each candidate gave a brief introduction and explained why they wanted to serve on the Board.

The 3 current Board members expressed their desire to continue serving. With there being 2 vacant positions on the Board, and only 2 candidates interested, Jonathan Lang and Lanette Le May were acclimated to fill those positions with Motion made by Tom, seconded by Brenda. Passed 3-0.

BOARD OF DIRECTORS

Tom Huffine – *President* (Term Expires 2024)
 Lanette Le May – *Vice President* (Term Expires 2024)
 Jonathan Lang – *Secretary* (Term Expires 2024)
 Brenda Huffine – *Treasurer* (Term Expires 2024)
 Donna Smith – *Director* (Term Expires 2024)

Positions above were assigned based on a motion from Donna, seconded by Brenda, passed 5-0.

OPEN FORUM

The following items were discussed:

- Ants at the park need to be treated. Management to request from contractor.
- Sign on Blue Eagle Trail- Tom explained that this is County property. The Board had previously voted to decline further research into this project.

- Holes starting to appear in the lake bed edges. Contractor came out and believes they are caused from an armadillo.
- Lakes have been having algae blooms. Homeowners would like to know when the contractor is coming on site as they do not see them. Jonathan reminded people to not fertilize grass less than 1 week prior to rain as this causes blooms.
- Rats being seen at lakes due to some homeowners not cutting grass between their fence and lake bed edges. Advised to contact management to report addresses as are not able to readily see behind homes during inspections.
- 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.

MAILBOX CLAIM ARROWLEAF

Discussion amongst the Board ensued regarding the claim for the damaged mailboxes on Arrowleaf. Motion was made by Tom and seconded by Donna to accept the \$10K the insurance company is offering to close this item, all in favor, passed 5-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:15 pm based on a motion from Tom, second from John, all in favor, passed 5-0.