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# *Eagles Creek Owners Association, Inc. (ECOIA)*

*A Deed Restricted Community*



**Annual Membership Meeting**  
**February 28, 2012 – 6:30 p.m.**  
**Abess Park Elementary School – Cafeteria**

## **MINUTES**

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- BOARD MEMBERS PRESENT** Luke Lokietek  
Bambi Dickinson  
Tom Huffine  
Steve Millican
- MANAGEMENT REPRESENTATIVES PRESENT** Matthew Ciupak, CAM of BCM Services, Inc.
- CALL TO ORDER** Tom Huffine called the meeting to order at 6:35 p.m. and introduced the Board Members.
- PLEDGE OF ALLEGIANCE** Matthew Ciupak asked Tom Huffine to lead the group in the Pledge of Allegiance to the Flag.
- ESTABLISHMENT OF QUORUM** It was established that there was a quorum present with 17 lots represented in person and 30 represented by proxy, totaling 47 lots represented.
- APPROVAL OF LAST YEARS ANNUAL MINUTES** Luke Lokietek made a motion to waive the reading of the 2011 Annual Meeting Minutes and approve them as submitted, Bambi Dickinson seconded the motion, and the motion carried unanimously.
- COMMUNITY UPDATE**
- Accomplishments** President Luke Lokietek reviewed a few of the things accomplished this year:
- Vandals hit several panels of white vinyl fencing on Ashley Melisse along with the playground structure with graffiti; the Board was able to have this removed with the commercial product "Goof Off".
  - Replaced spring pony that was stolen in late September from the park.
  - Fixed white vinyl fence that was part of a hit and run by a vehicle in the late evening on Ashley Melisse in May.
  - Several trees were cut and left in the conservation easement/wetland that is owned by ECOIA along Arrowleaf Lane that were in danger of falling on member's homes.
  - Annual Community Garage Sale
  - Fifteen (15) lawns were turned over to an Attorney for their enforcement.
  - Landscape upgrade at the Soaring Flight entrance.
- Financial Update** As of 12/31/11, the total asset value of Eagles Creek OA was \$68,046 and last year at this time it was \$68,788.
- As of 12/31/11, total income collected was \$121,981 over budgeted by \$8,129 primarily due to additional income because of late fees, interest, and legal fees reimbursed.

# Eagles Creek 2012 Annual Meeting Minutes

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Assessments receivable outstanding for 2011 was \$36,837, last year at this time it was \$24,970.

Currently there are 33 mortgage foreclosures and 4 bank owned properties. Last year at this time there were 30 mortgage foreclosures and 6 bank owned properties.

## ELECTIONS

Matthew Ciupak stated that there was only one name (Tom Huffine) nominated prior to the meeting. There was a second for his nomination.

Matthew Ciupak opened the floor for nominations. The following were nominated and seconded:

Thomas Hiscox  
Luke Lokietek  
Bambi Dickinson  
Steve Millican

There were no other nominations. There was a motion and second to close floor nominations. There were 5 positions and 5 nominations. Therefore, the following were elected by acclamation:

## BOARD OF DIRECTORS

Tom Huffine– *President* (Term Expires 2013)  
Thomas Hiscox – *Vice President* (Term Expires 2013)  
Steve Millican– *Secretary* (Term Expires 2013)  
Luke Lokietek – *Treasurer* (Term Expires 2013)  
Bambi Dickinson – *Director* (Term Expires 2013)

*(NOTE: Immediately following the adjournment of the Annual Meeting, the board members decided on the above board positions.)*

## OPEN FORUM

The following items were discussed:

- Street light out? Call BCM Services 904-242-0666 with pole number and address of nearest residence.
- Street painted purple on Nesting Eagles Way will be covered with black paint by the Association.
- Parking vehicles on your front yard is not allowed
- Entrance lights at Kernan entrance will be repaired as soon as possible. (Light Fixtures were vandalized.)
- Remember to police your neighborhood; do not hesitate to call JSO if you witness any suspicious activity.
- Kernan Road construction on hold
- Homeowner is having an issue with the Lake Maintenance vendor rutting up his yard when accessing the retention ponds, Matthew will get with the vendor to make sure this does not happen moving forward.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 p.m.