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# Eagles Creek Owners Association, Inc. (ECOIA)

*A Deed Restricted Community*



## Annual Membership Meeting

**March 3, 2014 – 6:30 p.m.**

**Abess Park Elementary School – Cafeteria**

### **MINUTES**

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<b>BOARD MEMBERS PRESENT</b>	Brenda Huffine Thomas Hiscox Tom Huffine
<b>BOARD MEMBERS ABSENT</b>	Steve Millican Bruce Rodriguez
<b>MANAGEMENT REPRESENTATIVES PRESENT</b>	Matthew Ciupak, CAM of BCM Services, Inc.
<b>CALL TO ORDER</b>	Tom Huffine called the meeting to order at 6:35 pm and introduced the board members.
<b>PLEDGE OF ALLEGIANCE</b>	Tom led the group in the <i>Pledge of Allegiance</i> .
<b>ESTABLISHMENT OF QUORUM</b>	A quorum was established with 16 lots represented in person and 47 represented by proxy, totaling 63 lots represented.
<b>APPROVAL OF LAST YEARS BUDGET MINUTES</b>	Thomas made a motion to waive the reading of the 2013 Budget Minutes and approve them as submitted, Brenda seconded the motion, and the motion carried unanimously (3-0).
<b>DEFERRED SIGN MAINTENANCE ACCOUNT</b>	Tom made a motion to set aside \$40,000 in a deferred sign maintenance account (due to the news about the playground fire, this was later lowered to \$25,000), which will be in a separate CNL bank account used only for entrance signs/monuments. Thomas seconded the motion and the motion carried unanimously (3-0).
<b>JSO OFFICER J.T. WILSON</b>	Officer Wilson attended the annual meeting because the neighborhood is having an issue with homeowners parking in the street. Officer Wilson said this is not an Association matter as the roads are public and governed by the City of Jacksonville. Parking in the street is legal as long as the vehicle has a current registration, parked on the correct side of the road, and does not impede the flow of an emergency vehicle. If any of the following occurs, Officer Wilson said to call the JSO non-emergency number (904-630-0500) and report the address immediately.
<b>COMMUNITY UPDATE</b>	
<b>Accomplishments</b>	President Tom Huffine reviewed a few things accomplished this year:

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- Semi-Annual TWO DAY (this was new in 2013) Community Garage Sales (April 27-28 and Oct 12-13, 2013). Ads were posted in the Times Union and on Craig's List. Purchased new garage sale signs for the entrances.
- Implemented a new "Yard of the Month" contest. A \$25 Home Depot gift card will be awarded to the winner each month. Winners were posted on the website.
- Pressure washed all vinyl fencing. The board hopes to only do this every two years.
- Continue to cut and maintain "dump" area on Arrowleaf Lane twice a year.
- Decorated the entrance monuments with Christmas lights with volunteers throughout the neighborhood.
- Fixed washout of culvert on American Eagle Lane (\$3,800 repair).
- Added outlets to Kernan entrance for Christmas lights.
- Installed a new "Yield to Pedestrian" sign at Kernan entrance.

## **Financial Update**

- As of 12/31/13, the total asset value of Eagles Creek OA was \$117,662.93. At this time last year, it was \$78,624. (Please note this number should be around \$94,575.22 in 2013 because it takes in effect \$23,000 in prepaid 2014 owner's dues.)
- Assessments receivable outstanding for 2013 was \$24,636.72. At this time last year, it was \$37,582.
- Currently there are 16 mortgage foreclosures and 17 bank/corporation owned properties. At this time last year, there were 25 mortgage foreclosures and 9 bank/corporation owned properties.

## **ELECTIONS**

Matthew Ciupak stated the entire 2013 board requested their name to be added to the ballot before the meeting. A second was made for their nomination at the meeting.

Matthew Ciupak opened the floor for nominations. There were no floor nominations.

Since there are 5 positions open and 5 nominees, the board is elected based on acclamation.

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## **BOARD OF DIRECTORS**

Tom Huffine– *President* (Term Expires 2015)  
Thomas Hiscox – *Vice President* (Term Expires 2015)  
Steve Millican– *Secretary* (Term Expires 2015)  
Brenda Huffine – *Treasurer* (Term Expires 2015)  
Bruce Rodriguez – *Director* (Term Expires 2015)

*(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 the pole number and address of nearest residence.
- Remember to police your neighborhood; do not hesitate to call JSO if you witness any suspicious activity.
- Park playground fire- A majority of the meeting was spent discussing the recent park fire that happened around 5:00 pm earlier in the day. The board promised the members in attendance that the playground will be rebuilt in a similar fashion.

## **ADJOURNMENT**

With no further business, the meeting was adjourned at 7:35 p.m.