
Eagles Creek Owners Association, Inc. (ECOJA)

A Deed Restricted Community



Annual Membership Meeting

April 6, 2021 – 6:00 p.m.

Monument Point Fellowship

MINUTES

BOARD MEMBERS PRESENT

Brenda Huffine
Sal La Cara
Tom Huffine
Bruce Rodriguez
Scott Victorine

MANAGEMENT REPRESENTATIVES PRESENT

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

CALL TO ORDER

Tom Huffine called the meeting to order at 6:00 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 40 lots represented in person or by proxy.

APPROVAL OF MINUTES

Bruce made a motion to waive the reading of the 9/24/2020 Annual Meeting Minutes and approve them as submitted, Scott seconded the motion, and the motion carried unanimously (5-0).

COMMUNITY UPDATE

Highlights

President Tom Huffine reviewed a few things accomplished this year:

- Hired a third party to install the Christmas Decorations for 2020, Hulihan Territory, Inc. Expanded the lights for 2020 vs 2019 when Hulihan first started.
- 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
- Continue to cut and maintain "dump" area on Arrowleaf Lane.
- Playground fire restitution still being paid monthly at \$200 per month.

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- Kernan sign facelift with new lighting, granite sign, and landscaping. Feedback has been awesome.
- Preservation of documents happened in fall 2020 for an additional 30 years.
- Repaired damaged sign (Car Accident) with upgraded granite slab to Soaring flight way entrance, both sides.
- 9 new cluster mailboxes in Eagles Creek phase one.
- New trees installed as a buffer between Blue Sky and Waterfall Drive retention pond
- New no trespassing signs put up at Eagles Creek Retention Ponds along Kernan.
- New granite signs at American Eagle to be installed asap.
- Mowing of Ashley Melisse to happen asap.
- Pressure wash vinyl fence to happen asap.

Financial Update

- As of 12/31/20, the total asset value of Eagles Creek OA was \$178,922 and last year at this time, it was \$173,153.
- Cash in Bank as of April 5, 2021- \$193,327, this time last year it was \$219,249.
- Assessments receivable outstanding for 2020 was made up of 9 homeowners for \$7,645. This time last year it was 9 homeowners was \$8,626.
- Currently there are 4 mortgage foreclosures and 42 bank/rental corporation owned properties... last year at this time there were 4 mortgage foreclosures and 41 bank/corporation owned properties.

ELECTIONS

Tom opened the floor for nominations. Nominations as such- Harry Anderson, Lauren Prater, and Lynette Lemay to go with the existing board. Tom motioned to close the floor from nominations, seconded by Sal. Passed 5-0

Each candidate gave a brief introduction and explained why they wanted to serve on the Board. One homeowner from the membership asked everyone running if they knew the purpose of an HOA? Each member gave their answer.

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 2022)
Bruce Rodriguez – *Vice President* (Term Expires 2022)
Sal La Cara – *Secretary* (Term Expires 2022)
Brenda Huffine – *Treasurer* (Term Expires 2022)
Scott Victorine – *Director* (Term Expires 2022)

OPEN FORUM

The following items were discussed:

- 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.
- Please remember to put your garbage cans out of view from street when it is not trash pickup day. DO NOT KEEP IN FRONT OF THE GARAGE.
- Possibility of adding a basketball goal to the playground.
- Please keep your animals on a leash when walking them through the neighborhood and pick up after them.
- Lynette would like to head the traffic calming committee as discussed at the Fall 2020 board meeting.
- Tom made a motion to send a home off Eagles Claw Lane to legal if they do not clean their property up. Seconded by Scott, passed 5-0.

ADJOURNMENT

- With no further business, the meeting was adjourned at 7:09 p.m.