

DRAFT

Annual Meeting of the Battalina Creek Homeowners ' Association, Inc.

December 4th, 2024 at 6:00pm Meeting  
was held virtually via a Goto Meeting

Attendance :

Brian Pearce  
Gayle Williams  
Dave Antoniazzi  
  
Gina Rarick  
  
William Igoe  
  
Proxies 4

Jeff Farnham  
Jim Williams  
Gil Alligood  
  
Ray Tuttle

Meeting called to order at 6:02 by Dave Antoniazzi. We have a Quorum.

### Approval of minutes of Annual meeting of December 5, 2023

A Motion was made to accept the minutes amended of the above. A motion was made and seconded. Minutes approved unanimously.

### Approval of proposed budget for 2025

A Motion was made to accept the budget for 2025. A Motion was made and seconded it. Motion passed unanimously.

### Board members for 2024

A motion was made to re-elect the current Board for a term of 3 years. A motion was made and seconded. Motion approved unanimously.

Dave Antoniazzi  
Gina Rarick  
Brian Pearce  
Jeff Farnham

Ray Tuttle  
Jim Williams  
Gil Alligood

## President's Report

As previously reported we have some accounts that are delinquent. One account is in bankruptcy and we are hopeful that this will conclude in 2024. We reached an agreement with one owner and that account is now fully paid. We have also reached an agreement with another owner. That account is on a payment plan and is paying as agreed. We also have an owner that is delinquent for the 2024 dues. This owner has been unresponsive and we have filed legal action against that account.

The transition to Russell Property Management has gone very well. The handover took some time but is now quite complete. This included the preparation of the materials by RPM for the 2024 annual meeting. I am confident this will take quite a burden off the board members that have been previously handled all of these tasks. A special thank you to Amber Whittington our account manager. Amber has done a great job in the transition and has been very responsive to our needs.

Our board has changed slightly. Chris Montesi has sold his lot and has left the board. Chris has been on the HOA board since its inception. We thank him for his service over the years. The board has unanimously agreed to have Gina Rarick fill Chris' seat for the remainder of his term. Gina and her husband Jeremy are the new owners of Chris' lot. Gina is also my daughter. Our lot was originally purchased during one of our visits to see Gina at East Carolina University. Gina is a grad with a degree in business with honors from ECU and has a banking background. We are pleased to have her join the board and it gives us a bit of a youth movement as we go forward.

The board has been discussing the addition of a boat ramp on the common area property. This was originally proposed in the marketing materials from the developer. We are very early in the discussions on this and very much in the investigation stage. Consideration of this would be to increase the value of the HOA properties. We welcome your input on this possibility.

Please be sure that your properties are being maintained. RPM will be conducting periodic site visits and advising us on this issue. The HOA can make assessments to any property that is not maintained.

We are still optimistic about the Battalina property. If any owner is thinking about building the HOA will be happy to assist. During a recent visit, I viewed other properties in the area. Many of these are similar to Battalina except they are quite distant from Belhaven. Our proximity to town is a real plus.

Dave  
Antoniuzzi  
BCHOA  
President  
Adjourned at 6:34pm