

Battalina Creek Homeowners Association, Inc.  
106 Regency Blvd.  
Greenville, NC 27834  
Phone: 252.329.7368 Fax: 252.355.9641  
[www.russellpm.com](http://www.russellpm.com)

November 1, 2024

NOTICE OF MEMBER'S MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of Battalina Creek Homeowners Association, Inc. that the annual meeting of the Association will be held at the following:

Date: Wednesday December 4th, 2024

Time: 6:00 pm

Location: Goto Meeting. Link is below.

**BC Annual Meeting**

Dec 4, 2024, 6:00 – 7:00 PM (America/New York)

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/514692285>

**You can also dial in using your phone.**

Access Code: 514-692-285

United States: [+1 \(571\) 317-3112](tel:+15713173112)

**Get the app now and be ready when your first meeting starts:**

<https://meet.goto.com/install>

Attachments: Proxy

Agenda

Budget

2023 Meeting minutes

If you have not yet registered for the online portal you may do so by following the below link. Click on the blue box to register for or log in to the owner's portal or click on the green box to remit a one-time payment.

<http://russellpm.com/homeowners-associations>

Battalina Creek HOA  
MEETING OF THE MEMBERS AGENDA

December 4th, 2024

6 PM

- I. INTRODUCTIONS/ ESTABLISHMENT OF QUORUM  
10% of membership- 5 properties
- II. APPROVAL OF MINUTES (12/5/2024)
- III. RATIFICATION OF 2025 BUDGET
- IV. ELECTION OF DIRECTORS
- V. PRESIDENTS REPORT
- VI. OPEN DISCUSSION

DRAFT

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

December 5th, 2023 at 6:00pm

Meeting was held virtually via a Skype call

Attendance :

Brian Pearce

Gayle Williams

Dave Antoniazzi

4 Proxies

Diane Ciuffetti Geis

Jim Williams

Gil Alligood

Meeting called to order at 6:04 by Dave Antoniazzi. We have a Quorum.

**Approval of minutes of Annual meeting of December 6, 2022**

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

**Approval of financial report for period end October 31<sup>st</sup>, 2023**

A Motion was made to accept the financial report from last year. A Motion was made and seconded it. Motion passed unanimously.

**Board members for 2024**

Dave Antoniazzi

Chris Montesi

Brian Pearce

Jeff Farnham

Ray Tuttle

Jim Williams

Gil Alligood

A Motion was made to approve the board members listed above. A motion was made and seconded it. It passed unanimously.

**Approval of budget for 2024**

The 2024 budget includes the hiring of a professional management company. A motion was made and seconded it. It passed unanimously.

## **President's Report**

Dave thanked the board members for their support this year. There was not a lot new to report since attempts have been made to keep the membership informed throughout the year.

It was noted that three lots are delinquent on their dues. Two are being pursued vigorously through court action which should be completed shortly. The last, a Bankruptcy should also be coming to a close soon.

It was noted that two bids were reviewed for the management of the HOA. Both were competitive and similar in scope. Crystal Coast Management Consultants (CCMC) has been chosen. The contract has just been received and is being reviewed. The plan is to have CCMC perform the invoicing for the 2024 dues and begin operations as soon as possible. For reference their website is [www.ccmc-nc.com](http://www.ccmc-nc.com).

## **NEW BUSINESS**

Several members asked if other members had received a letter offering to buy their lots in Battalina. It appears that most all had received the letter. It was noted that the website of this company did not have many listings and none in North Carolina. Members generally did not consider this a serious inquiry and not predicated by any events at Battalina that would have triggered such an inquiry.

Adjourned at 6:30 p.m.

Dave Antoniazzi

## Battalina Creek 2025 Budget

				Jan 1 - Sep 13, 24	Budget 2024	2025 Budget 3% increase
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>Income</b>						
			<b>HOA Dues</b>	28,230.27	15,785.52	16,706.00
			<b>Interest Income</b>	436.79		
			<b>Late Fees</b>	0.00		
			<b>Miscellaneous Income</b>	0.00		
			<b>NSF Fees Collected</b>	0.00		
			<b>Income - Other</b>	0.00		
<b>Total Income</b>				28,667.06	15,785.52	16,706.00
<b>Total Income</b>				28,667.06	15,785.52	16,706.00
<b>Expense</b>						
<b>Expenses</b>						
			<b>Accounting</b>	350.00	600.00	600.00
			<b>Bank Charges</b>	100.77		105.00
			<b>General Liability Ins</b>	0.00	600.00	600.00
			<b>Income Taxes</b>	200.00	1,000.00	1,000.00
			<b>Legal</b>	5,408.75	3,000.00	6,000.00
			<b>Management Fees</b>	2,625.00	3,900.00	3,900.00
			<b>Miscellaneous Expense</b>	0.00		
			<b>Office Supplies Postage</b>	24.14	300.00	100.00
			<b>Outside Services</b>	324.00	2,000.00	1,000.00
			<b>Utilities</b>	0.00		
			<b>Expenses - Other</b>	0.00		
<b>Total Expenses</b>				9,032.66	11,400.00	13,305.00
<b>Payroll Expenses</b>				0.00		
<b>Unapplied Reimbursements</b>				0.00		
<b>Total Expense</b>				9,032.66	11,400.00	13,305.00
<b>Net Ordinary Income</b>				19,634.40	4,385.52	3,401.00
<b>Other Income/Expense</b>						
<b>Other Expense</b>						
			<b>Escrow Expense</b>	-904.57	2,759.00	3,401.00
<b>Total Other Expense</b>				-904.57	2,759.00	3,401.00
<b>Net Other Income</b>				904.57	-2,759.00	-3,401.00
<b>Net Income</b>				<b>20,538.97</b>	<b>1,626.52</b>	<b>0.00</b>

Battalina Creek Homeowners Association, Inc.  
President's Comments Annual Meeting December 2024

Dear Owners

Notice and agenda for the Annual meeting has been sent via email. All materials associated with the annual meeting are posted on the Russell Property Management Website. (<http://russellpm.com>)

***If you unable to attend the meeting please fill out the ONLINE Proxy form.***

The 2025 budget is also included. The dues have increased 3% as required. The expense side of the budget is very similar to 2023. Payments for 2025 are due no later than January 31, 2025. If you have not already done so please register on the RPM website. You will need to set up your account **in advance** to make on line payments.

The year to date financials statement is also included. Our 2023 financial results are quite in line with expectations. However, we have benefitted from collection of our past due accounts including late fees, interest and legal fees. Please note however that some of this is a recapture of costs paid to enforce and collect these amounts.

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.

A full slate of board members is presented for re-election. These positions are for three year terms. As always we welcome any owner that is interested in serving on the HOA board.

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 Antoniazzi  
BCHOA President

**Battalina Creek**  
**Profit & Loss Budget Performance**  
 January through October 2024

	<u>Jan - Oct 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 24</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>HOA Dues</b>	28,980.27	13,154.60	15,825.67	28,980.27	13,154.60	15,825.67	15,785.52
<b>Interest Income</b>	436.79			436.79			
<b>Total Income</b>	<u>29,417.06</u>	<u>13,154.60</u>	<u>16,262.46</u>	<u>29,417.06</u>	<u>13,154.60</u>	<u>16,262.46</u>	<u>15,785.52</u>
<b>Total Income</b>	29,417.06	13,154.60	16,262.46	29,417.06	13,154.60	16,262.46	15,785.52
<b>Expense</b>							
<b>Expenses</b>							
<b>Accounting</b>	350.00	500.00	-150.00	350.00	500.00	-150.00	600.00
<b>Bank Charges</b>	100.77			100.77			
<b>General Liability Ins</b>	589.00	500.00	89.00	589.00	500.00	89.00	600.00
<b>Income Taxes</b>	200.00	833.34	-633.34	200.00	833.34	-633.34	1,000.00
<b>Legal</b>	5,408.75	2,500.00	2,908.75	5,408.75	2,500.00	2,908.75	3,000.00
<b>Management Fees</b>	2,950.00	3,250.00	-300.00	2,950.00	3,250.00	-300.00	3,900.00
<b>Office Supplies Postage</b>	24.14	250.00	-225.86	24.14	250.00	-225.86	300.00
<b>Outside Services</b>	324.00	1,666.66	-1,342.66	324.00	1,666.66	-1,342.66	2,000.00
<b>Total Expenses</b>	<u>9,946.66</u>	<u>9,500.00</u>	<u>446.66</u>	<u>9,946.66</u>	<u>9,500.00</u>	<u>446.66</u>	<u>11,400.00</u>
<b>Total Expense</b>	9,946.66	9,500.00	446.66	9,946.66	9,500.00	446.66	11,400.00
<b>Net Ordinary Income</b>	<u>19,470.40</u>	<u>3,654.60</u>	<u>15,815.80</u>	<u>19,470.40</u>	<u>3,654.60</u>	<u>15,815.80</u>	<u>4,385.52</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Escrow Expense</b>	-904.57	2,299.16	-3,203.73	-904.57	2,299.16	-3,203.73	2,759.00
<b>Total Other Expense</b>	<u>-904.57</u>	<u>2,299.16</u>	<u>-3,203.73</u>	<u>-904.57</u>	<u>2,299.16</u>	<u>-3,203.73</u>	<u>2,759.00</u>
<b>Net Other Income</b>	<u>904.57</u>	<u>-2,299.16</u>	<u>3,203.73</u>	<u>904.57</u>	<u>-2,299.16</u>	<u>3,203.73</u>	<u>-2,759.00</u>
<b>Net Income</b>	<u><u>20,374.97</u></u>	<u><u>1,355.44</u></u>	<u><u>19,019.53</u></u>	<u><u>20,374.97</u></u>	<u><u>1,355.44</u></u>	<u><u>19,019.53</u></u>	<u><u>1,626.52</u></u>