

Battalina Creek Homeowners Association, Inc.
106 Regency Blvd.
Greenville, NC 27834
Phone: 252.329.7368 Fax: 252.355.9641
www.russellpm.com

November 7th, 2025

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 10th, 2025,

Time: 6:00 pm

Location: Goto Meeting. Link is below.

Battalina Creek Annual meeting

Dec 10, 2025, 6:00 – 7:00 PM (America/New York)

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

<https://meet.goto.com/347418093>

You can also dial in using your phone.

Access Code: 347-418-093

United States: [+1 \(872\) 240-3212](tel:+18722403212)

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

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

Attachments: Proxy

Agenda

2026 Budget

2025 Meeting minutes

If you have not yet registered for the new 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 10th, 2025

6 PM

- I. INTRODUCTION/ ESTABLISHMENT OF QUORUM
10% of membership- 5 properties
- II. APPROVAL OF MINUTES (12/4/2024)
- III. RATIFICATION OF 2026 BUDGET
- IV. PRESIDENTS REPORT
- V. OPEN DISCUSSION

Battalina Creek Homeowners Association Inc. (HOA)
Proxy Form

PROXY FORM
TIME SENSITIVE MATERIAL

One owner per lot may vote on HOA business. Any homeowner wishing to vote by proxy must complete this form. This form must be sent via email to the address below. Signed forms must be RECEIVED by December 9th, 2025. Proxy forms received late will not be accepted.

Note: By not returning this proxy or not attending a meeting of the Association, your vote regarding Association business defers to the Board of Directors. Please return completed ballot to Amber Whittington at Russell Property management. 106 Regency Blvd Greenville NC 27834.

HOA dues must be paid in full for any owner to vote,

Your (owner) Name: _ _ _ _ _

Your Address:

Lot Number (s) _____

Number of Votes (one vote per lot): _____

Check only ONE of the following:

D I assign the Battalina Creek Homeowners Association, Inc., Board of Directors the authority to vote the number of votes indicated above on my behalf regarding all HOA matters

D I assign _ _ _ _ _ (NAME) the authority to vote on my behalf regarding Association matters.

Your Signature: _ _ _

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

Jeff Farnham

Gayle Williams

Jim Williams

Dave Antoniazzi

Gil Alligood

Gina Rarick

Ray Tuttle

William Igoe

Proxies 4

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

Ray Tuttle

Gina Rarick

Jim Williams

Brian Pearce

Gil Alligood

Jeff Farnham

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

Battalina Creek 2026 budget

					Jan 1 - Oct 27, 25		2025 Budget	2026 Budget
Ordinary Income/Expense								
		Income						
			Income					
				HOA Dues	22,832.35		16,746.87	17,249.27
				Interest Income	1,109.34		0.00	1,200.00
				Late Fees	166.55		0.00	0.00
				Miscellaneous Income	0.00		0.00	0.00
				NSF Fees Collected	0.00		0.00	0.00
				Income - Other	0.00			
			Total Income		24,108.24		16,746.87	18,449.27
		Total Income			24,108.24		16,746.87	18,449.27
		Expense						
			Expenses					
				Accounting	375.00		600.00	375.00
				Bank Charges	35.00		105.00	105.00
				General Liability Ins	619.00		600.00	630.00
				Income Taxes	301.00		999.96	500.00
				Landscape Contract	0.00		0.00	0.00
				Landscape Improvements	0.00		0.00	0.00
				Landscape Storm Water Pond	0.00		0.00	0.00
				Legal	1,505.67		6,000.00	4,000.00
				Maint Community Mailbox	0.00		0.00	0.00
				Maint Entrance Sign	0.00		0.00	0.00
				Management Fees	2,925.00		3,900.00	3,900.00
				Miscellaneous Expense	324.00		0.00	500.00
				Office Supplies Postage	80.39		100.00	100.00
				Outside Services	0.00		1,000.00	1,000.00
				Utilities	0.00		0.00	0.00
				Expenses - Other	0.00		0.00	0.00
			Total Expenses		6,165.06		13,304.96	11,110.00
			Payroll Expenses		0.00			
			Unapplied Reimbursements		0.00		0.00	0.00
		Total Expense			6,165.06		13,304.96	11,110.00
Net Ordinary Income					17,943.18		3,441.91	7,339.27
Other Income/Expense								
		Other Expense						
			Escrow Expense		-313.22		3,401.04	3,401.04
		Total Other Expense			-313.22		3,401.04	3,401.04
Net Other Income					313.22		-3,401.04	-3,401.04
Net Income					18,256.40		40.87	3,938.23
					3% increase to \$338.22			

Battalina Creek Homeowners Association, Inc.

Income Statement

1/1/2025 - 11/6/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	YTD
Income											
<u>Income Statement</u>											
4000 - HOA Dues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,832.35	\$0.00	\$22,832.35
4005 - Interest Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,109.34	\$0.00	\$1,109.34
4010 - Late Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.55	\$0.00	\$166.55
<u>Total Income Statement</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,108.24	\$0.00	\$24,108.24
 <i>Total Income</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,108.24	\$0.00	\$24,108.24
 Expense											
<u>Administrative Expense</u>											
6005 - Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00
6015 - Income Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$676.00	\$0.00	\$676.00
6020 - Insurance General Liability	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$619.00	\$0.00	\$619.00
6035 - Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,505.67	\$445.00	\$1,950.67
6040 - Management Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,925.00	\$325.00	\$3,575.00
6045 - Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.00	\$0.00	\$324.00
6050 - Office Supplies Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80.39	\$0.00	\$80.39
<u>Total Administrative Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,165.06	\$770.00	\$7,260.06
 <u>Operating Expense</u>											
6345 - Escrow Long Term Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$313.22)	\$0.00	(\$313.22)
<u>Total Operating Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$313.22)	\$0.00	(\$313.22)
 <i>Total Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,851.84	\$770.00	\$6,946.84
 Operating Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,256.40	(\$770.00)	\$17,161.40
 Net Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,256.40	(\$770.00)	\$17,161.40

Presidents Letter
Battalina Creek Homeowners Association
Annual meeting
December 2025

I hope you all are well.

It's been a relatively quiet year. However, I am please to say the HOA is in good financial shape.

We still have two collection issues. The bankruptcy appears to be finally winding down. Hopefully the property will be able to commence full dues payments soon.

The other delinquency is being handled by our law firm. A court judgment was reached in our favor. I hope to have more news on that situation shortly.

Please note that the HOA has been extremely successful in collecting delinquent accounts. The state of North Carolina allows interest AND late fees which add up in a hurry. The HOA has been fair and consistent in applying those charges. The best course of action for all owners is pay your dues timely.

Also be reminded that owners are responsible for mowing their lots. Russell Property Management (RPM) conducts periodic inspections. Un-mowed lots are subject to fines. If Aaron Kennedy is mowing your lot, you should make sure you are current with him. He will not mow lots with overdue balances.

I call on all owners to please reach out to me with any comments you may have. I am particularly interested in your ideas about stimulating owners to build.

I am also interested in your thoughts on building a boat ramp in the HOA common area. There is some thought by local realtors that the property values would be enhanced by this addition.

I hope you all have happy holidays and a healthy and happy new year

David Antoniazzi