

Old Mill Cove Homeowners Association

1941 Mayport Rd, Atlantic Beach, FL 32233 (904) 241- 8886



MINUTES: Community Meeting

Monday March 30, 2026, at 7:00PM

Physical Location: Fort Caroline Club- 4131 Ferber Road, Jacksonville, FL. 32277

Board Members Present: Peter Dymond, Jerry Petosky, Imane Bakor, Heidi Guzman, Wayne Van Doren

Owners Represented: See sign in sheet

Management Rep: Ashley Boettcher, CAM, Elim Services

🌴 **Establish Quorum of the Membership/Call to Order:** A quorum of the membership was established, and the meeting was called to order by Peter Dymond at 7:05pm.

🌴 **Review and Approve Previous Meeting Minutes:** Peter motioned to approve minutes from the previous community meeting. Betty seconded. All were in favor.

🌴 **Special Projects Committee:** Peter announced that the community will have a new landscaper (Consuming Fire Lawn Care) as of April 1st. The board would like to form a "Special Projects" committee to oversee community projects (such as landscaping) going forward. Peter asked for volunteers. Ashley will send an email blast to the community asking for volunteers as well.

🌴 **Open Forum:**

- Peter presented a quote from Consuming Fire Lawn Care to re-mulch the entrance with pine bark for \$4,000.00. The membership present approved the quote unanimously.
- Betty Marty inquired about what the procedures are for owners completing their approved ARB projects as Elim's website states the project must be completed within 90 days. Ashley explained that this rule is part of Elim Services procedures, however it is not part of Old Mill Cove's governing documents, nor is it part of Florida Statute. If the work passes 90 days, the incomplete project then becomes a compliance issue.
- Betty Marty asked if anyone else has had a comcast box in front of their home with exposed wires as she did recently. She reported it to the Dept of Agriculture and they resolved the issue. No one else present has had this issue.
- Peter inquired about the status of an ongoing issue with 4108 Old Mill Cove Trail regarding loud parties. Ed Berlin said the issue has improved since they called the police and will continue to call the police as needed.
- Ed Berlin Asked the board if they would consider applying for the COJ Beautification Grant. The board will investigate the grant for funding fence replacement.
- Wayne Van Doren gave an update on plans for the property behind Old Mill Cove along the river.

🌴 **Adjournment:** There being no further business to discuss, Peter motioned to adjourn at 7:42PM.