

Deep Creek Connection



President Message

Welcome, Everyone to the Deep Creek Connection community newsletter. The Board wants to thank each of you for your understanding and patience during the rough transition from May Management to Elim Services. A lot of work has been happening behind the scenes to get through the historical data that was provided and understand the needs of our community. We are working with Elim to setup a transition meeting, examine all the finances, review ARB submissions and move forward with approved projects. We will work to be as transparent as possible with the community. We appreciate everyone's continued patience, and we look forward to engaging the community through committees, work parties and at our quarterly meetings.

Treasurer Update

We were finally able to secure the funds from our accounts with May Management and transition them to our accounts with Elim. Our annual budget will be updated on an ongoing basis and presented at each quarterly board meeting. During the last annual board meeting, the DCP board agreed to secure a loan in case we needed it this year due to the large cost to repair the Deacon Drive washout and other items. The loan will be finalized this week. As a board, we feel confident with the increase in dues and the current available funds, we will not need to use the loan. We have setup our new Truist Bank accounts and will have a better percentage rate on the money held in our contingency fund account.

ARB Committee Update

The ARB Committee is made up of members voted in by the Board. Members of the ARB Committee have been working thoroughly to review all submissions that were submitted to May Management. The ARB Committee will meet with the Elim once a month to review all new and pending ARB submissions. Elim will verify that the requirements have been met, the submittal is then forwarded to the ARB Committee to be reviewed. An incomplete submittal may result in delays in the ARB review and could affect the allotted 60-day review time. Email ARB Submissions to Elim at arb@elimservices.com.

Rules & Enforcement Committee Update

We all desire to live within a community that continues to thrive, maintains its beauty, and increases the value of all of our homes. In order to maintain these desires, Deep Creek Plantation has deed restrictions listed in the Homeowners Association (HOA) Covenants and Restrictions. Within these legal documents we are required to have a Rules Enforcement Committee to help us monitor potential violations. The committee is not an enforcement committee, but rather a committee that examines potential deed restriction violations that are identified by homeowners and/or the monthly inspections conducted by Elim Services. The committee decides whether alleged violations have occurred. All decisions, to include appeals, are sent to Elim Services for final action.

We are currently in need of three members within our community to be on the Rules Enforcement Committee that will be chaired by a Board of Directors member. If you would like to be a member or have questions, please send an email to: vice_president@deepcreekplantation.org, no later than February 15th, 2024. Please include your name, lot address, and phone number. Should we receive more than three names, the Board of Directors will hold a special meeting via Zoom for selection.

ADDITIONAL INFORMATION

1st Quarter Board Meeting

April 6, 2024

Maxville Public Library

8375 Maxville Blvd, Jacksonville, FL 32234

Board Contacts

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Terry Jones
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Committees

The Committees are made up of volunteers and we need the help of you all to make this community the best it can be.

Please reach out to volunteer with any of the newly formed committees below.

- Finance
- Maintenance
- Rules and Enforcement

Maintenance Committee Update

ORMEC (Okefenokee Electric) is working on refurbishing the neighborhood lights. They still have more work to complete (change out additional lights to LED) and are waiting for supplies.

The much-needed repair of the washout on Deacon Road has started. Tractor Works will be onsite, and the work will take a couple of weeks to complete. This could not come at a better time, as the washout was growing with all the recent storms and rain. Pictures of the washout have been included on the last two pages.

The Maintenance Committee met last week, reviewed and discussed all the projects that need to be completed. Now that our funds have been secured, we are able to start the work on the gates. Elim Services and the board are working with the contractors and work will begin soon. The current plan is for all the gates to be working by the first week in March. Additional communication with the community will need to occur for gate codes and remotes as we progress.

There are several other items on the maintenance committee list and we will work on them on a project by project basis to get them done as quickly and financially responsible as possible. We will be announcing work party dates in the near future.

Thank you from your board,

Chris King, David Keene, Amanda Laffoon, Terre Hyer, Shawn Woolery, Terry Jones, Howard Stockdale

Elim Services

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Deacon Drive Project

Before Photos (These photos show the erosion from all the rain before the repairs started.)



Deacon Drive Project Continued

Photos at the start of the repair

