

Deep Creek Connection



President Message

I hope this newsletter finds you well as you enjoy summertime activities with friends and family. For the King's, we have been busy with school graduations and preparing to send our son off to college. "Go Gators". As we enjoy our summertime festivities, I want to remind everyone of fire safety. We had a reported incident recently with a campfire at one of our river sites.

Should you start a campfire at the river or even a burn pile on your lot, please ensure it is fully extinguished. Wildfire in such dry times remains a real threat to our homes and woodland.

Treasurer Update

During the first quarter, our Community incurred significant expenditures. The most impactful was the long-awaited replacement of the North entrance gate system. All expenditures have cleared our bank and the accounts have been reconciled through the end of May. Currently we have \$44,000 in Pooled Reserves and \$74,000 in the Operating account.

With the collection of dues in July, the board has voted to move forward with the replacement of the South entry gate controllers. The board will ratify the vote at the meeting in a few weeks. This expense was originally scheduled for 2025 based on our Pooled Reserve forecast. However, it would be beneficial to proceed now to have both Community gates on the same system and operating more efficiently. This potential accelerated expenditure will be voted on at the July meeting.

ARB Committee Update

The ARB Committee has a standing scheduled meeting for the last Thursday of each month at 6:00 PM. This meeting is hosted by Elim Services via a Zoom call. At these monthly meetings, applications submitted in the preceding 30 days are reviewed. The outcome will be either approval or denial based on our building guidelines or a request for additional information to complete the review. Notice of these meetings is posted 48 hours prior to the meeting on the Deep Creek Plantation Facebook page and a link to each month's meeting is provided for any lot/homeowner who would like to join the call.

In May and June, the ARB Committee approved two new home builds, two new detached garage builds and one new pole barn.

To help facilitate the review process, the ARB Committee is currently drafting a form for owners to authorize and allow their building contractor to be a point of contact for the application and review process. Once finalized, this document will be added to our Community pages on the Elim Services website.

Please follow the ARB checklist currently available on Elim's website when submitting an application for any new build or lot improvements/additions. Complete submissions ensure a smooth and timely review.

ADDITIONAL INFORMATION

2nd Quarter Board Meeting

July 20, 2024

Maxville Public Library

8375 Maxville Blvd, Jacksonville, FL 32234

Weather permitting we will have this meeting at the Gazebo in the community. See page 2,

Board Contacts

Chris King
President

President@deepcreekplantation.org

David Keene
Vice President

Vice_President@deepcreekplantation.org

Amanda Laffoon
Treasurer

Treasurer@deepcreekplantation.org

Terre Hyer
Secretary

Secretary@deepcreekplantation.org

Shawn Woolery
Board Director

Board_Director2@deepcreekplantation.org

Committees

The Committees are made up of volunteers and we need help 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
- ARB

Rules & Enforcement Committee Update

Recently, due to a software error, our property management company, Elim Services, incorrectly sent notices meant for individual lot owners to the Community as a whole. We apologize for this error.

When rules violations are detected, individual lot owners receive a letter of notification with a request to rectify the situation. Items such as the need for completed driveways, culverts and headwalls at the driveway entrance, or unapproved structures are common topics. If you receive a letter and have any questions, please contact Elim Services and provide details on your plans to address the issue.

The Board has currently filled the positions on the Rules Enforcement Committee that will be chaired by a Board of Directors member.

Maintenance Committee Update

List of work in progress or complete:

In Progress

- South gates
- Bridge Inspection
- Bridge Runner Repair
- Covers over the mailboxes (future consideration)

Completed

- Deacon Road Washout - Complete
- North gate - Complete
- Fences - Complete

Gates: The Maintenance Committee is working with Elim Services to push out a database to capture all the needed information for the new Lift Master gate system. Our goal is to have this data vetted when we install the new gate controllers and keypad at the South gate. The South entrance internet is operational, and we anticipate installing the new gate system in late July or August. Please be on the lookout for a request to validate your data in the coming weeks.

Bridge Runners: We will be installing new runners on both bridges in the coming weeks. We will start with the southside runners first as those runners are in worse condition. We thank Mitch Bulmer for working with Shawn Woolery and the Maintenance Committee in determining the materials that were needed to get this project underway. We will be setting up a workday and will need volunteers to install the runners.

Bridge Inspections: We had the bridges inspected. Unfortunately, the bridge inspector left his position with Gibbs Engineering to start a new job before completing his report. The good news is we gained some valuable insight without incurring any charges for this initial inspection. We will be looking for a new contractor to inspect our bridges and make recommendations to ensure the longevity of these structures.

Maintenance Committee Update - Continued

Future Projects: The Maintenance Committee will be looking at several additional projects over the course of this year and into 2025. We anticipate:

- Refreshing the signage at the entry gates
- Identifying and addressing needed road repairs to prevent further damage
- Moving the river access at the end of Dunroven Drive. Currently the access road is on Lot 42 instead of on the Community's common land (Lot J)

Community Association Meeting — GET INVOLVED!!

- Weather permitted the next Community meeting is scheduled for July 20, 2024, at the North side lake and gazebo area at 10:00 AM. Bring your chairs and refreshments get up to date on community happenings and meet your neighbors!!

Other Miscellaneous Update

Items that are in progress or complete

- Welcome Packet has been completed and sent out to the community. Please provide any feedback or suggestions at any point to the board.

Elim Services

CAM: Deesa Armstrong
1941 Mayport Road,
Atlantic Beach Blvd, FL 32233
904-241-8886
Info@ElimServices.com

Thank you from your board,

Chris King, David Keene, Amanda Laffoon, Terre Hyer, Shawn Woolery