

Deep Creek Connection



President's Message

From my family to yours, we wish you a happy and prosperous New Year. We look forward to meeting new neighbors and are excited about the ever-growing community in Deep Creek Plantation. Happy New Year!

Personnel from the Florida Fish and Wildlife Commission have recently been in the neighborhood and noted the presence of gopher turtles. They asked the Board to share the following information: Gopher turtles are classified as a threatened species in Florida. Florida law (Chapter 68A-27) makes it illegal to take, harm, harass, capture, possess, sell or transport any gopher tortoise or to molest, damage or destroy gopher tortoise burrows. If there are gopher turtle burrows on your property, clearing, grading or other site disturbance is prohibited without a permit.

For more information on gopher tortoise permits and habitat management, please contact 850-921-1030 or visit MYFWC.com/GopherTortoise.

Treasurer Update

As of November 30th

Balance Operating Account:	\$134,230.76
Balance Reserve Account:	\$164,657.38

Please keep in mind that we are accumulating funding for future major expenses such as:

- Repairing or repaving our five miles of private roads
- Repairing or replacing our two wooden bridges

Your association dues are based on a consulting firm's reserve study recommendation. This reserve study was commissioned to forecast the amount of funds required over the next twenty years to properly maintain Deep Creek infrastructure.

Quarterly Assessments Paid via our new Community Portal:

- It's that time of year again.... your first quarter association fees are due January 1st.
- A new community portal has been launched by Elim Services to facilitate fee payments.
 - To access your new homeowner portal, input home.elimservices.com
 - The following information is required to log in

Account Number: **DCP20333**

Registration Key (Portal Key): **97E472565D02**

If you do not have an account, then click the "Sign Up" button and complete the requested data fields. Once completed, you will be transferred to the main page where you simply log in with your password. Questions or concerns, please contact Elim Services.

ADDITIONAL INFORMATION

1st Quarter Board Meeting

TBD

Board Contacts

Chris King
President

President@deepcreekplantation.org

Shawn Woolery
Vice President

Vice_President@deepcreekplantation.org

Dayn Boitet
Treasurer

Treasurer@deepcreekplantation.org

Terre Hyer
Secretary

Secretary@deepcreekplantation.org

Katie Adams
Board Director

Board_Director1@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 committees below.

- ARB
- Finance
- Maintenance
- DCRE & ARB Violations
- Special Events

ARB Committee Update

It has been a very busy year for both new builds and property improvements. Your ARB Committee approved the following applications in 2025:

- New Builds: 7
- Fences: 4
- Pools: 4
- Sheds: 5
- Pump Houses: 3
- Pole Barns: 4
- Dog Kennels: 1
- Gazebos: 1
- Repaint Colors: 1

As you can see, Deep Creek Plantation continues to grow. We anticipate another exciting year in 2026, with several new builds already in the works.

Please join us in welcoming our newest committee member, Mr. Kendrick Jones. Kendrick is a valuable addition to the team and brings a wealth of knowledge to the ARB.

Recently, there have been several lots where clearing has taken place without ARB approval. Before any lot clearing begins, the ARB must receive and approve a lot clearing application and the impact fee must be paid. Please access the DCP community web page at elimservices.com or contact Elim Services directly with any questions or concerns regarding your projects. We look forward to working with you in the coming year!

DCRE & ARB Violations Committee Update

To address compliance concerns within DCP, Elim Services has launched the **Compliance Watch** tracking program, which records property addresses, specific violations, and photographic evidence.

Action Required for Residents

- **Respond to Notices:** If you receive a Compliance Notice, correct the issue immediately and notify Elim Services once resolved.
- **Trash Can Management:** Trash is collected on Tuesdays. Cans must be moved from the curb following pickup and stored behind your residence or behind a service wall so they are not visible from the street.

Maintenance Committee

As a private community, Deep Creek Plantation is responsible for its current infrastructure and planning for future and unexpected projects. The following projects or maintenance items took place this last quarter of the year:

- Moved the North River access road off of Lot 42 to where it should have been located, on community property, at the end of Dunroven Drive.

Elim Services

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- Moved the private mailboxes at the North entrance on CR121 to the owner's private property at the end of Dunroven Drive. Originally farm access came from Batten Road. However, the DCP developers closed off Batten Road and changed the farm access to Dunroven Drive. At that time, the mailboxes were "temporarily" relocated to CR 121 until mail service in DCP was established. To improve the North entrance appearance, the Board worked with the local post office and obtained approval to relocate the mailboxes back to the farm entrance off the Dunroven Drive cul-de-sac.
- Repaired several loose fence posts along CR121. Additional work is needed to reset some fence panels with new brackets. A future work party is planned to complete those repairs.
- Continued our gate maintenance program with our vendor IAS to keep our gates and network system operating appropriately.
- Constructed lean-to structures over our community mailboxes to increase their longevity and provide weather protection to owners when retrieving mail.

The following projects were discussed at the November 15th HOA meeting and are being considered for future funding. Some of these items were suggested by owners who then offered their assistance to complete the project.

- Constructing a pole-barn structure at the lake which can be used for HOA meetings and by families to enjoy the lake area for gatherings.
- Fixing the river access road at the end of Bullock Bluff Road
- Fixing and cleaning out the river area off of Dunroven Drive
- Finding a solution to the broken concrete curbs in front of each entrance.
- Adding cooper/metal covers to the bridge support columns to protect them from the environment and increase their longevity.
- Replace broken fence panels.
- Placing a new landscape maintenance and mowing contract out for bid.

We want to thank all those in attendance at the November meeting who provided additional feedback on projects and offered their support in getting some of these projects completed.

Special Events Committee Update:

Many thanks to the Events Committee members for their hard work organizing events and projects during the fourth quarter:

- Food Trucks
- Halloween and Christmas Golf Cart Parades
- Holiday Decorations of gate entrances

In 2026, a Fourth of July Picnic is planned. To ensure you can celebrate with your neighbors, our event will be planned a week prior to the 4th. Stay tuned for more information through Facebook postings and this newsletter.

If you have ideas for future events, please contact the committee.

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Secretary Update:

DCRE REVISIONS: VOTING/BALLOTS

Many of you have asked for an update concerning the December ballots to revise the Declaration of Covenants, Restrictions and Easements (DCRE) for Deep Creek Plantation. The proposed changes are of three types:

- Updates to comply with changes in Florida statutes
- Modifications to increase neighborhood protections i.e., prevent utilization of properties as short term (Airbnb) type rentals, prevent utilization of an undeveloped lot for storage, or limiting residing on a lot, in any type of temporary structure or RV, without an approved building plan for a primary residence
- Modifications to guidelines per neighbor requests i.e., allowing chickens within stated parameters, allowing metal buildings within stated guidelines, etc.

Two thirds of all property owners must vote for the votes to be valid. At present, 56 ballots have been returned. We need a minimum of 72 ballots to have a valid vote.

Ballots have been distributed via US mail to the listed owner's address and via email. Please, if you have not responded, complete the ballot and submit via mail or electronically to Elim Services or any Board member. If you have not received a ballot, please contact Elim Services at (904) 241-8886. If you have questions, feel free to contact any Board member. **The Board has been making phone calls and sending emails to those owners that have not turned in a ballot in effort to get as many ballots in as possible.**

The last possible date to turn in your ballot will be February 13th.

Have Questions or Need Help?:

Many inquiries can be resolved online at www.ElimServices.com Go to My Community and search for your association.

If you need an estoppel or information for a sale, please go to our website and complete the online request. www.ElimServices.com

If you have a request regarding ARB's please email your inquiry to ARB@ElimServices.com

If you have a request regarding assessments or a statement, please contact AR@ElimServices.com

For other needs, please contact the office, M-F, 9 to 5, at Info@ElimServices.com (Office hours may also be adjusted due to the holidays.)

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Thank you from the BOD:

Chris King, Shawn Woolery, Terre Hyers, Katie Adams, Dayn Boitet

2025 YEAR IN REVIEW

The Beauty within Deep Creek



Serenity~~~~~

Projects for the Community



Holiday Festivities

Halloween Parade



Holiday Festivities

Christmas Parade

