

Hunters Mill HOA Meeting Summary

January 6, 2026

1. CALL TO ORDER

Meeting was called to order and conducted by the President, Tracie Barnes, at 7:02 PM

2. SECRETARY REPORT – Noemi Cuadrado

- Previous meeting minutes were read by Noemi Cuadrado. Motion to approve the minutes was made by Peyton Plank and seconded by Jason Farley. The Secretary's Report was approved by all members present.

3. PRESIDENT'S REPORT – Tracie Barnes

- a. Special thanks to all the community members who helped cut down the dead tree at the back entrance. Anyone can call the city to report trees and branches that need to be cut at the back entrance and some branches that need to be cut in conjunction with Gately Rd. Maggie Fosler will contact JAXCity to see if they can come and cut down these branches.
- b. No other report at this time.

4. ARCHITECTURAL COMMITTEE REPORT – Art Richards - Absent

- a. No report at this time due to the absence of Art Richards and Erik Wilhelm.

- Requests:

- No requests have been submitted at this time.

OLD BUSINESS

- a. **Discuss Updating the By-Laws** – The board will work on updating the By-Laws for next year. Possibly looking into changing the number of meeting dates for the year and updating other items. If you have any recommendations, please contact the board. Once the changes to the current By-Laws have been completed, we will notify the community members and then conduct a walk from house to house to collect signatures for the 2/3 community members' approval.
 - i. In the possible changes to the By-Laws, we might be looking at reducing the number of meetings during the year, especially since we do not get enough participation from the community.
 - ii. Also discuss using Zoom and/or FaceBook Live during the meeting to see if we can get more participation from the community. More to follow.
- b. **HOA Dues** – We had a clerical error, so dues will only increase 5% annually as stated in the current By-Laws. 2026 Dues are \$14.70. New invoices will be emailed to current homeowners with the correct amount to be paid for 2026 soon.

Those who have already paid their HOA Dues for 2026 will receive credit for the excess amount on the 2027 Dues. If you do not have an email address listed with the HOA your new invoice will be delivered to your home soon.

- i. You can pay your HOA with a check or using Zelle.
 - ii. **HOA Dues for 2026 are \$140.70 and due no later than January 31, 2026.** Promptly pay your dues to avoid late charges.
- c. **Using Zelle to pay your annual dues** – Open your bank account and add the email address: contact@huntersmillofjacksonville.com to pay your 2026 HOA Dues.
 - i. If you would like a confirmation receipt from your payment using Zelle, you can add that information when making your Zelle payment, or you can contact the Treasurer, Chris Allen, who can also send you a receipt via email once your payment goes through.
- d. **Using the email address on the website to send messages** – Once you click on the link on the website, add your email address and your message and your email will be sent directly to the President, who in turn will promptly reply.
- e. **2026 Hunters Mill HOA Election Ballots** – Due no later than Friday, December 5, 2025.
 - i. Results will be counted and posted on Saturday, December 6, 2025, via email and on the website.
 1. We only received 10 ballots of the 86 ballots sent out. We need our community members to participate and exercise your right to vote.
- f. **Holiday Community Activity** – Cancelled for this year.
- g. **2026 Budget** – Add to the annual budget replacing the sign at the back entrance which is falling apart.
- h. **Trees at the back entrance** –
 - i. Dead tree will be cut soon by volunteer members from the community. Thank you!
 - ii. Maggie Fosler will call the city to see if they can come and cut some of the branches overhanging over the light post and the community bulletin board due to security reasons.
- i. **Thank you, Hunters Mill Community** – “Thank you to all our 2025 HOA board members and our community members for all their help and support throughout this past year! Let’s continue supporting each other in keeping our community as great place to live!”
- j. **Next Meeting** – Tuesday, January 6, 2026, at 7:00 PM at the Monument Point Fellowship.
- k. **Happy Holidays to all!**

NEW BUSINESS

- a. **Introduction of the 2026 Hunters Mill Board of Directors** -
 - i. Welcome Tracie J. Barnes – President, Arthur L. Richard – 1st Vice President, Marguerite P. Fosler (Maggie) – 2nd Vice President, Noemi Cuadrado (Mimi) – Secretary, Christina C. Allen (Chris) – Treasurer, Members-At-Large: Jason Farley, Peyton Plank, Erik Wilhelm, Donna Haney, and Shane Griffin. Congratulations to all!

We are committed to doing our best for our Hunters Mill Community.

- b. **Annual Calendar of Events Approval** – Board members present discussed the tentative schedule of meetings and events for the year. We are awaiting confirmation from the Monument Point Fellow for the HOA Board meeting days for this year. Once Monument Point Fellowship ensure that there are no conflicts with the schedule, we will post the final copy of the meeting dates on the website.
 - i. Annual Membership Meeting – Scheduled for Saturday, May 16th, starting at 1:00 PM. There will be a Food Truck: Chugwaggin Jax, and maybe some “Live” music for this meeting. Food Truck will be there from 1:00 – 3:00 PM.
- c. **2026 Annual Budget & Revision Approval** – Approved during the Treasurer’s report.
- d. **HOA Dues for 2026** – \$140.70 and due no later than January 31, 2026. Promptly pay your dues to avoid late charges. You can use Zelle to pay your annual dues by opening your bank account and adding the email address: contact@huntersmillsofjacksonville.com to pay your 2026 HOA Dues.
- e. **Food Trucks Events** – Please mark you calendars and come out to support these events. Thank you, Justin & Peyton Plank, for coordinating these food truck events for our community.
 - i. Friday, January 23rd – Compass Eatery LLC
 - ii. Friday, February 20th – Gelleno’s Pizzeria
 - iii. Friday, March 13th – The Fried Egg
 - iv. Friday, April 24th – San Marco Chz Fryco
 - v. Saturday, May 16th – Chugwaggin Jax (Annual Membership Meeting)
 - vi. Friday, June 19th – Mike’s Yum Yum
 - vii. Friday, July 10th – Moma’s Food
- f. **HOA Board of Directors Certification Training** – More to follow.
 - i. Ansbacher Law will be having a 2026 Legal Update Preview meeting on January 13th at 12:15 PM on Zoom. Mimi Cuadrado will be attending the Zoom meeting and will let everyone know if we will need to attend the annual training in the future.
- g. **Aerators for the ponds** – Aerators are expensive (about \$3,000 each). Looking at solar polar options. Also need a homeowner who will allow us to place the aerator on their property. We continue to have problems with algae in the pond areas.
 - i. A community member located on Pond #1 is concerned that the Pond Maintenance Company has only sprayed Pond #1 for algae three times last year, instead of the usual 12 times throughout the year. We will contact Solitude Lake Management and ensure all ponds are attended to during their monthly visits.
- h. **Tentative Next HOA Board Meeting** – Tuesday, March 10, 2026, at 7:00 PM at the Monument Point Fellowship. Waiting approval from the Monument Point Fellowship.
- i. **Meeting Times moved back to 6:30 PM** - Motion was made by Chris Allen to return to our previous scheduled meeting time of 6:30 PM and was seconded by Jason Farley. All board members present voted and by unanimous decision approved the change. Next Hunters Mills HOA Board in March 2026 will begin at 6:30 PM. We hope to see you there!

j. Erosion Problem on Pond #1 -

- i. A homeowner is concerned about the water erosion caused on their land due to cutting the grass to close to the water's edge. The homeowner briefly discussed the matter with a board member during last year's Annual Membership Meeting in July. The homeowner needs a retention wall built as was recommended by three contractors and the Saint John's River Water Management Office. The homeowner sent the documentation via email to the HOA, but no one has received it. We recommend resending the documentation as soon as possible. According to the Hunters Mill HOA Covenants, the homeowners that live on the pond are responsible for that area of their homes down to the pond, so it is the homeowner's responsibility to build the retention wall on their property. The homeowner will contact their attorney and have their attorney contact our attorney, Ansbacher Law, regarding this matter.

- Motion was made by Peyton Plank and seconded by Maggie Fosler to adjourn the meeting, and was approved by all members present.

The meeting was adjourned at 8:01 PM.

Next Meeting (2nd Meeting of 2026) – Tuesday, March 10, 2026, @ 6:30 PM at the Monument Point Fellowship

Submitted by

Noemi Cuadrado

Hunters Mill HOA Board Member, Secretary