



**NOTICE OF 2025 ANNUAL MEETING + ELECTION
& 2026 BUDGET MEETING OF
DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.
WEDNESDAY NOVEMBER 12, 2025**

TO ALL MEMBERS:

On Wednesday November 12, 2025 at 6:30 P.M at the Community Amenity Center, 1225 Dunns Lake Dr., Jacksonville, FL 32218 the 2025 Annual Meeting and Election and 2026 Budget Meeting of the Dunns Creek Plantation Owners Association will be held. The 2025 Annual Meeting and Election will take place first for the purpose of electing a new Board Member for the Board of Directors. Immediately following the Annual Meeting and before the start of the 2026 Budget Meeting, the Board of Directors will meet to elect the Officer positions of the Association for 2025-2026. The 2026 Budget Meeting will then be held last for the purpose of approving the 2026 Budget for next year and any other such business as may lawfully be conducted and noted on the agenda, which will be posted online with the 2026 Budget Draft at least 48 hours ahead of the meeting date.

There are three (3) candidates for one (1) open position. The candidates are (1) Lula Downey, (2) Myrle C. Foraker, and (3) Larry L. Summons, Jr. – Current Vice President. The Candidate Information Packages are enclosed with this mailing package and are also available online in the “Annual Meetings & Elections” folder of the *Shared Documents* tab on the AppFolio Owner Portal at <https://fpaami.appfolio.com/connect> or on the “Dunns Creek Plantation Owners Association” page of the management website at <https://fpaamjax.com/dunns-creek-plantation>.

NOTE: Pursuant to the Amended and Restated Bylaws, to have a valid election, at least 20 percent (20%) of the total eligible membership must cast a ballot in-person, electronically, by proxy, or by mail-in secret ballot. This equates to 71 votes.

The 2025 Annual Meeting Agenda is as follows:

1. Call Meeting to order – Certify Quorum
2. Conduct Election of the 2025-2026 Board of Directors
3. Seek volunteers to tabulate the election results
4. Announce winners
5. Open floor to members with 3-min. limit (No New Business)
6. Adjourn meeting

To vote electronically or to check that your electronic vote was registered, go online to the e-voting site at dunns.myhoast.com. You must **opt-in to electronic voting by November 7, 2025** or you must **opt-out by October 28, 2025**. The deadline to submit your vote electronically is by **Noon (12:00 P.M.) on November 12, 2025**. Login instructions for the electronic voting site are attached.

Owners who cannot attend the meeting nor who do not wish to vote electronically may submit their **Secret Written Ballot** by utilizing the enclosed return envelopes that are included in this mailing package. The “Ballot Only” envelope is for the written ballot and must not have any additional exterior markings on the outside of it or it will be considered invalid. This “Ballot Only” envelope then goes inside of the authorized ballot return envelope, which will be mailed back to the management company. Do not forget to complete the owner information in the upper left-hand corner of the outer envelope before sending it in!

Alternatively, you may appoint another person by Proxy to vote for you at the meeting if you are unable to attend and/or do not vote electronically. There is a “Proxy” return envelope enclosed here as well, so that you may submit your Proxy form via mail in case you do not give it directly to your appointed proxy to bring to the meeting. For tenants to gain access, they must have your Proxy, otherwise they will be turned away at the door. If you attend the meeting in person, you may revoke the Proxy. A Proxy is not valid for a period longer than ninety (90) days after the date of the first meeting for which it is issued. The blank Proxy form is also available online on the above-noted sites as well.

Thank you for your assistance in conducting the business of your Association.

Dated: October 7, 2025

BY ORDER OF THE BOARD OF DIRECTORS

-SIGNED-

Wyndell Lee, Secretary/Treasurer

Enclosure

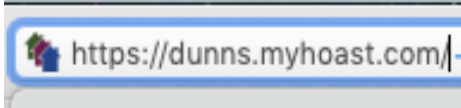
***Reminder on 2026 Annual Assessment: The 2026 Annual Assessment is due on January 1, 2026 and will be late if not paid by March 1, 2026.** The Annual Bill will be sent out after the Budget Meeting prior to December 1, 2025, so please watch for it to be coming in the mail. Thank you!

****Reminder on Exterior Architectural Changes to Properties:** On behalf of the ARC Committee, please be reminded that all exterior modification or alteration projects on a home and/or property – such as repainting the house, installing or replacing a fence, driveway extensions, shed installations, or adding a screened enclosure to a rear patio – must follow the ARC process, specifically in that homeowners must submit an Architectural Change Request to the ARC Committee for review for approval prior to doing any work. If not, then the homeowner will be held accountable for bringing the property into compliance with the community’s standards and covenants at their own cost. The ARC Request Form is available online on the AppFolio Owner Portal, on the community page on the management website, or you can submit a request directly through your Owner Portal under “Architectural Reviews.”

LOGON INSTRUCTIONS for Dunns Creek Plantation
(first time users without email and those that forgot their credentials)

1. Go to dunns.myhoast.com. (do not enter “www”)
2. Select “Logon” at the top right or bottom center.

This is the correct site:

A screenshot of the login page for Dunns Creek Plantation. The page has a light blue background. At the top, the text "Log on to Dunns Creek Plantation" is displayed in a large, dark font. Below this text are two input fields: "Username" and "Password". To the right of the "Password" field is a blue button labeled "Log on". Below the "Log on" button is a red arrow pointing to a small purple button labeled "Here". To the left of the "Here" button is the text "Click". To the right of the "Here" button is the text "if you need help logging on." At the bottom of the page, the copyright notice "© 2014-2017 HOAst, Inc. All Rights Reserved." is displayed.

3. Select “Here” button. (see arrow above)
4. Fill out the form, check the box at the bottom, and select “Submit.” If you receive an error (match does not occur), try again or select “Contact Admin.”
5. A temporary username and password will be emailed to you.

PROXY

The undersigned hereby appoints: **(Check one)**

_____ a) **Wyndell Lee, Secretary/Treasurer of the Association**, on behalf of the Board of Directors,

OR

_____ b) _____ (if you check b, write in the name of your proxy.)

as my Proxy, to attend the Annual Meeting of **Dunns Creek Plantation Owners Association, Inc. on Wednesday November 12, 2025, at 6:30 P.M., at the Dunns Creek Plantation Amenity Center, located at 1225 Dunns Lake Dr, Jacksonville FL 32218**, and any adjournment thereof. Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the Secretary of the Association as your proxyholder. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited if indicated below:

LIMITED POWERS: I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO USE HIS OR HER BEST JUDGMENT IN VOTING FOR NO MORE THAN ONE (1) CANDIDATE TO THE BOARD OF DIRECTORS OF DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.

Dated this ____ day of _____, 20__

ALL OWNERS OF THE LOT SHOULD SIGN BELOW:

Lot No. _____

Printed Name: _____

Address of Lot: _____

Printed Name: _____

Printed Name: _____

DO NOT COMPLETE THIS SECTION.

This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____, 20__.

PROXYHOLDER

THIS PROXY IS REVOCABLE BY THE LOT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

RECEIVED
SEP 11 2025

**NOTICE OF INTENT TO BE A CANDIDATE
FOR A SEAT ON THE BOARD OF DIRECTORS OF
DUNN'S CREEK PLANTATION OWNERS ASSOCIATION, INC..**

I, Lula Downey do hereby place
my name in nomination as a candidate for the Board of Directors. I ☒ am ☐
am not enclosing an Information Statement about myself. I understand that I am
responsible for the accuracy of the information contained in the Information
Statement.

Dated this 11 day of September, 2025

Lula Downey

Signature

Lula Downey

Printed Name

1328 Dunns Lake Drive

Unit Address

Jacksonville, Florida 32218

City, State & Zip Code

**CANDIDATE INFORMATION STATEMENT
FOR A SEAT ON THE BOARD OF DIRECTORS OF
DUNN'S CREEK PLANTATION OWNERS ASSOCIATION, INC.**

RECEIVED
SEP 11 2025

NAME: Lula Downey

ADDRESS: 1328 Dunns Lake Drive

PERSONAL BACKGROUND:

Over 30 years in healthcare, at Mayo Clinic for 20 years, Masters Degree in Business Management.

PRIOR ASSOCIATION EXPERIENCE:

N/A

COMMENTS ABOUT BOARD CANDIDACY:

Maintain confidentiality, willing to learn all HOA bylaws and all CC&Rs.

I will express the willingness to listen to different points of view and work as a team, Avoid personal opinions
or rumors, willing to learn, and dedication to the community.

As member I am reliable, a good communicator, community-minded and knowledgeable about the
association's governing documents and finances.

OTHER INFORMATION:

Skills - Good with numbers, work with budgets, FDA, contracts, board of directors, and all Managers / Supervisors.

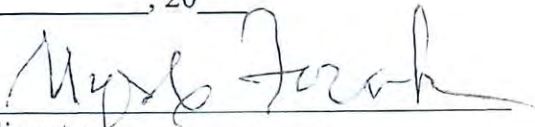
NOTE: This optional form is provided for your convenience. You may send in your own single-sided 8.5 x 11 inch Information Sheet. Please type or print legibly. **Your Form Will Be photocopied as received, as we are not allowed to make any corrections.**

RECEIVED
SEP 29 2025

NOTICE OF INTENT TO BE A CANDIDATE
FOR A SEAT ON THE BOARD OF DIRECTORS OF
DUNN'S CREEK PLANTATION OWNERS ASSOCIATION, INC..

I, Myrle C. Foraker do hereby place
my name in nomination as a candidate for the Board of Directors. I ☒ am ☐
am not enclosing an Information Statement about myself. I understand that I am
responsible for the accuracy of the information contained in the Information
Statement.

Dated this 29th day of Sept., 2025


Signature

Myrle C. Foraker

Printed Name

12332 Bristol Creek Drive

Unit Address

Jacksonville FL. 32218

City, State & Zip Code

RECEIVED
SEP 29 2025

**CANDIDATE INFORMATION STATEMENT
FOR A SEAT ON THE BOARD OF DIRECTORS OF
DUNN'S CREEK PLANTATION OWNERS ASSOCIATION, INC.**

NAME: Myrle C. Foraker

ADDRESS: 12332 Bristol Creek Drive 32219

PERSONAL BACKGROUND:

Married 57 years, Went in the Navy 1964 after Graduating High School, Served 22 years

Graduated Charles Southern University 1986 Cum Laude

Graduated Southwestern Theological Seminary 1989

Graduated Southeastern Theological 1992-93

Graduated Trinity College and Seminary 2005

PRIOR ASSOCIATION EXPERIENCE:

President Sunrise Lakes HOA

COMMENTS ABOUT BOARD CANDIDACY:

To provide leadership for the betterment of our community

OTHER INFORMATION:

Please fine attached with other information

NOTE: This optional form is provided for your convenience. You may send in your own single-sided 8.5 x 11 inch Information Sheet. Please type or print legibly. **Your Form Will Be photocopied as received, as we are not allowed to make any corrections.**

DR. MYRLE "SONNY" FORAKER
12332 Bristol Creek Drive, Jacksonville, FL 32218
Email: s-gforaker@comcast.net Cell: 904-772-5048

RECEIVED
SEP 29 2025

Personal

Born: April 29, 1946. Married only to Gilda (Gilly L. Foraker). Children: 2 daughters:
Tammy Mencia (married) & Michelle Foraker (single).

Education

BA Charleston Southern University, Charleston, South Carolina, 1986 (Cum Laude)
MDiv Southwestern Baptist Theological Seminary, Ft. Worth, Texas, 1989
DMin Southeastern Baptist Theological Seminary, Wake Forest, NC, 1992-93
DMin Trinity College and Seminary, Newburgh, Indiana, 2005

Experience

- *Transitional Pastor, Live Oak Baptist Church, Callahan, FL (2021 -2024)
- *Transitional Pastor, Gardenview Baptist Church, Jacksonville, FL (Aug. 2018 -2019)
- *Transitional Pastor, First Baptist Church, Boulougne, FL (2017-Jan. 2018)
- *Adjunct Professor, New Orleans Baptist Theological Seminary (2016-2018)
- *Transitional Pastor, First Baptist Church, Hilliard, FL (Nov. 2014 – Sep. 2015)
- *Retired as Senior Pastor, First Baptist Church, Pearland, TX (Oct. 2013)
- *Senior Pastor, First Baptist Church, Pearland, TX (2002 –2013)
(led a 2700 member church and 400 member Christian school)
- *Co-Pastor, First Baptist Church, Pearland, TX (2000 – 2002)
(preach, teach, administrate church and Christian school)
- *Senior Pastor, Westside Baptist Church, Simpsonville, SC (1990 – 2000)
(started a new church and grew to over 700 members)

Denominational Service

- *Chairman, Mission Development Council, Greenville Baptist Association, SC
- *Vice-President, South Carolina Baptist Pastors Conference – 1998
- *Registration Secretary, South Carolina Baptist Convention – 1998
- *Vice-President, South Carolina Baptist Convention – 2000
- *Trustee, Board of Directors, Charleston Southern University – 1999 – 2000

Additional Professional Activities

- *Co-Founder and Director, Pastors for Life, Greenville, SC – 1992 – 2000
- *Board Member, Houston Coalition for Life, Houston, TX – 2004 – 2013
- *Executive Member, Houston Area Pastors Council, Houston, TX – 2003 – 2013
- *Completed "interim pastor" training with Florida Baptist Convention – Nov. 2013
- *U. S. Navy (retired): 22 years 1964 – 1986 – US Submarine Service operating and supervising nuclear reactors and propulsion systems – retired as E-9
- *City of Pearland, Texas Chamber of Commerce "2011 Citizen of the Year"
- *Led groups on 20 Holy Land trips to Israel and 1 with just my wife.
- *Led one group to follow Apostle Paul's Second Missionary Trip in Greece/Turkey
- *President of Sunrise Lake Subdivision HOA (700 homes) 2010-2012



CERTIFICATE OF COMPLETION



AACC ONLINE LLC
CERTIFIES THAT

Myrle Foraker

HAS SATISFACTORILY COMPLETED THE EDUCATIONAL CURRICULUM
REQUIRED FOR SERVICE ON THE BOARD OF DIRECTORS OF A
HOMELOWNER ASSOCIATION AS PROVIDED IN SECTION 720.3033 OF
CHAPTER 720, FLORIDA STATUTES

Dated this July 11, 2025

DIVISION OF CONDOMINIUMS,
TIMESHARES & MOBILE HOMES
FLORIDA DEPARTMENT OF BUSINESS
AND PROFESSIONAL REGULATION

Jonas P. Area Esq.
COURSE INSTRUCTOR

RECEIVED

SEP 29 2025

NOTICE OF INTENT TO BE A CANDIDATE
FOR A SEAT ON THE BOARD OF DIRECTORS OF
DUNN'S CREEK PLANTATION OWNERS ASSOCIATION, INC..

I, Larry L. Summons Jr. do hereby place
my name in nomination as a candidate for the Board of Directors. I ☒ am ☐
am not enclosing an Information Statement about myself. I understand that I am
responsible for the accuracy of the information contained in the Information
Statement.

Dated this 29th day of September, 2025



Signature

Larry Summons Jr.

Printed Name

Unit Address

12215 Sand Lake Court

City, State & Zip Code

City, State & Zip Code

Jacksonville, FL 32218

City, State & Zip Code

City, State & Zip Code

RECEIVED
SEP 29 2025

**CANDIDATE INFORMATION STATEMENT
FOR A SEAT ON THE BOARD OF DIRECTORS OF
DUNN'S CREEK PLANTATION OWNERS ASSOCIATION, INC.**

NAME: Larry L. Summons Jr.

ADDRESS: 12215 Sand Lake Court, Jacksonville, FL 32218

PERSONAL BACKGROUND:

Served almost 16 years in the Army Reserves, served 13 years as a civil service government employee, current business owner,
attends the church of Eleven22, serves with prison ministry, serves with Hart Felt Ministries on the Board of Directors, married,
4 children, 2 dogs, originally from Baltimore, MD.

PRIOR ASSOCIATION EXPERIENCE:

Serving on Dunns Creek Plantation HOA

COMMENTS ABOUT BOARD CANDIDACY:

OTHER INFORMATION:

NOTE: This optional form is provided for your convenience. You may send in your own single-sided 8.5 x 11 inch Information Sheet. Please type or print legibly. **Your Form Will Be photocopied as received, as we are not allowed to make any corrections.**