

Dated: January 26, 2026



**NOTICE OF RECONVENED 2025 ANNUAL MEETING OF
DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.
TUESDAY FEBRUARY 10, 2026**

TO ALL MEMBERS:

On Tuesday February 10, 2026 at 6:30 P.M at the Community Amenity Center, 1225 Dunns Lake Dr., Jacksonville, FL 32218 the Reconvened 2025 Annual Meeting of the Dunns Creek Plantation Owners Association will be held. The meeting will take place for the purpose of presenting the new Board Members for the Board of Directors, with a Board Meeting immediately following the Annual Meeting for the Board of Directors to vote on their Officer positions for 2025-26 term and discuss and approve new ARC Committee Request Guidelines for Painting Properties and ARC Paint Color Palettes.

There were initially three (3) candidates for one (1) open position on the Board of Directors, however there are now only two (2) candidates as one of the previous candidates decided to remove his bid for re-election as of January 22, 2026 – Mr. Larry Summons, Jr., the Current Vice President. The remaining two candidates are (1) Lula Downey and (2) Myrle C. Foraker. Furthermore, we were recently notified that Mr. Ken Staley, the current Board President, has decided to resign from the Board of Directors, ahead of the 2026 Annual Meeting and Election this year when his seat would have been open for re-election anyway, thus opening another vacant seat on the Board as well. Therefore, since there are now two open seats on the Board of Directors and two candidates running for the Board seats, the candidates will be able to fill these two seats, and no election is now necessary. After the adjournment of the Annual Meeting, the new Board of Directors will vote amongst themselves and determine their new Officer positions at the Board Meeting as noted above.

The Meeting Agenda is enclosed with this notice along with a copy of the new ARC Committee Request Guidelines and Paint Color Palettes. The Agenda and ARC Guidelines and Paint Color Palettes have also been posted online on the AppFolio Portal at <https://fpaami.appfolio.com/connect> in the “Annual Meetings & Elections” and “Meeting Agendas” folder and the “ARC Guidelines & Forms” folder and “Meeting-Related Documents” folder in the *Shared Documents* section, respectively, as well as on the Dunns Creek Plantation Owners Association page of the management website at <https://fpaamjax.com/dunns-creek-plantation>.

Thank you and we look forward to seeing you at the meeting on February 10th.

BY ORDER OF THE BOARD OF DIRECTORS

-SIGNED-

Wyndell Lee, Secretary/Treasurer

Enclosure

Mailing Address: P.O. Box 440367, Jax, FL 32222-0004

Office Phone: (800) 435-8718

Dated: January 26, 2026

****Reminder on Exterior Architectural Changes to Properties & ARC Request Process****

On behalf of the ARC Committee, please be reminded that **ALL** exterior modifications, alterations, changes, additions, etc. on a home and/or property must follow the Architectural Change Request submission and review process, specifically in that homeowners must submit an Architectural Change Request to the ARC Committee for review and receive written 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 types of exterior modifications, additions, or alterations that require an ARC Request include repainting the exterior of the house, installing a new fence or replacing an existing fence, driveway extensions and/or changes, roof replacements, shed installations, adding a screened enclosure to a rear patio, paver installations, major changes to front lawn/landscape configurations, tree removals or additions, etc. Please note that the ARC Request Form and required documentation (like property survey, size dimensions, color samples, fence type, city permits where applicable, sketches or example photos, etc.) are required to be submitted for any exterior modification/alteration project and if there are multiple projects being done on a property at a time, then a separate request must be submitted for each, for example, one request to repaint the house and one to install a new backyard fence. Please also keep in mind that the review process can take up to 30 days by the ARC Committee as well.

The Architectural Change Request Form (ARC Form) is available online on the AppFolio Owner Portal and on the community page on the management website at the links noted above, which can then be emailed to the association at jaxoffice@fpaamjax.com or you can submit the request and documentation directly through your Owner Portal under the "Architectural Reviews" tab.

DUNNS CREEK PLANTATION OWNERS ASSOCIATION

Agenda for the Reconvened 2025 Annual Meeting + Board Meeting of the Association
February 10, 2026

RECONVENED 2025 ANNUAL MEETING AGENDA

CALL MEETING TO ORDER

- Explain Rules of Order.
- Questions will only be addressed for specific items listed below.

BOARD OF DIRECTORS

Kenneth J. Staley	President (<i>Resigned</i>)
Larry L. Summons, Jr.	Vice President (<i>Leaving Board – Not running for re-election</i>)
Wyndell Lee	Secretary/Treasurer

TREASURY REPORT (As of January 26, 2026)

TRUIST BANK

Business Checking:	\$ 42,889.32
Capital Money Market:	\$ 35,000.47
OPS Money Market:	<u>\$ 25,000.31</u>
Total Cash on Hand:	\$ 102,890.10
Accounts in Collections Total:	\$ 6,943.05

NEW BUSINESS

- a. **(OPEN) 2025 Board Elections:** There was one (1) open position on the Board of Directors for 2025-26 and there were three (3) Board Candidate Nomination Submissions received by the deadline date. The candidates are (1) Lula Downey, (2) Myrle C. Foraker, and (3) Larry L. Summons, Jr. However, one of the candidates, Mr. Larry L. Summons, Jr. decided to remove his bid for re-election, having notified the current Board of Directors on January 22, 2026, and is no longer running for the Board again. Furthermore, Mr. Ken Staley has decided to resign early from the Board of Directors ahead of the 2026 Annual Meeting and Election this year when his seat would have been open for re-election anyway, thus opening another vacant seat on the Board as well. Therefore, since there are now two (2) open seats on the Board of Directors and two (2) candidates running for the Board seats, these two (2) remaining candidates – Lula Downey and Myrle C. Foraker – will be able to fill these two (2) seats and no election is now necessary. The new Board of Directors will vote and determine their new Officer positions at a Board Meeting called immediately after the adjournment of the Annual Meeting.

OPEN FLOOR TO HOMEOWNERS (3-Minute Limit)

ANNUAL MEETING ADJOURNMENT

BOARD MEETING AGENDA

CALL BOARD MEETING TO ORDER

NEW BUSINESS

- a. **(OPEN) Board of Directors to Elect Officer Positions For 2025-2026:** The new Board of Directors members will vote amongst themselves for the three Officer positions on the Board until the next Annual Meeting and Election later in 2026.
- 1) Results of Vote for Officer Positions. The following are the Officer Positions on the Board of Directors for 2025-2026:
- i. **President:** _____
 - ii. **Vice President:** _____
 - iii. **Secretary/Treasurer:** _____
- 2) Set Date & Time of First Board of Directors Meeting:
- i. **Date:** _____ **Time:** _____ **Location:** _____
- b. **(OPEN) New ARC Committee Architectural Request Guidelines for Painting Properties & Paint Color Palettes:** The ARC Committee has drafted new paint color palettes for the repainting of the homes in the community as well as a set of ARC Committee Request Guidelines for Painting Properties. The Board has provided these new guidelines and paint color palettes for the membership to review, which were posted online on the AppFolio Portal and the Dunns Creek Plantation website page on the management site at <https://fpaamjax.com/dunns-creek-plantation>. The membership may discuss and provide input on these new guidelines and paint color palettes at the meeting and then the Board will vote on whether to officially approve these new Architectural Request Guidelines and Paint Color Palettes.

ADJOURN BOARD MEETING

ARC Committee Request Guidelines for Painting Properties and Properties Only in Dunns Creek Plantation

- A. Palette Direction for each color palette is included for homeowners to understand.

- B. Color number of each of the palette chips are posted on the palette for the homeowner to see the color and provide the color chip's number. This will make it easy for homeowners to copy chip number and go to Sherwin Williams Exterior Paint, Trim & Door Colors to make sure that is the color for them.

- C. All Chip Cards with names and property address must be submitted to the ARC Committee for approval prior to painting, by mailing to 12332 Bristol Creek Drive, Jacksonville, FL 32218, or dropping it off at 12332 Bristol Creek Drive within 2 days of the ARC Request from the Property Owner having been Received, Dated, and Uploaded on the Owner Portal managed by Florida Property and Association Management.

- D. The homeowner may buy any brand of paint so long as:
 - a. It matches the ARC approved color palette chip.
 - b. It is not darker than the ARC approved color palette chip.
 - c. Chip/Chips are dropped off at 12332 Bristol Creek Drive on the day of the request.
 - d. Chip/Chips are received and Approved by ARC Committee.

- E. A copy of the ARC Request for verification of location of the request, making sure the ARC Committee does not approve any color for a home that the next-door neighbors, across the street, to the right, or to the left do not have the same color paint on their property.

- F. Having the paint color chips and the signed request in hand gives the ARC Committee hands and eyes on the project from the start to completion of the project.

The above steps are a time saver if/when a problem should come up. It also keeps accountability in the process if/when necessary.

Note: Those homes that have been painted without ARC Approval and later obtained "conditional approval" from a previous Board of Directors, will not be allowed to repaint the same unapproved color. All properties in Dunns Creek Plantation must submit an ARC Request and follow all the instructions of the New Approved Color Palettes.

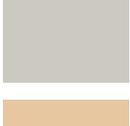
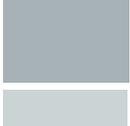
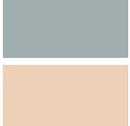
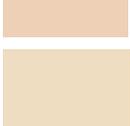
Dunns Creek Plantation Community – Main Body Color Palette #1

You can select one and only one color from this palette for the **Body/Walls/Garage Doors/Pillars**. A door color off the Front Door Color Palette may be selected for "**accent color**" so long as the door color complements the paint color on the home, fits the neighborhood colors, and is approved by the ARC Committee.

Sherwin Williams:

SW 6211 Rainwashed		SW 6100 Practical Beige	
SW 6189 Opaline		SW 7030 Anew Gray	
SW 7050 Useful Gray		SW 6143 Basket Beige	
SW 6219 Rain		SW 7507 Stone Lion	
SW 6206 Oyster Bay		SW 6121 Whole Wheat	
SW 0052 Pearl Gray		SW 7569 Stucco	
SW 6204 Sea Salt		SW 6073 Perfect Greige	
SW 6183 Conservative Gray		SW 9162 African Gray	
SW 0031 Dutch Tile Blue		SW 6127 Ivoire	
SW 9137 Niebla Azul		SW 7633 Taupe Tone	
SW 6205 Comfort Gray		SW 9104 Woven Wicker	
SW 7621 Silvermist		SW 9173 Shiitake	

Dunns Creek Plantation Community – Main Body Color Palette #1 (Cont'd)

SW 6352 Soft Apricot		SW 9657 Piedmont	
SW 6218 Tradewind		SW 7043 Worldly Gray	
SW 6249 Storm Cloud		SW 9152 Let It Rain	
SW 7015 Repose Gray		SW 9138 Stardew	
SW 7687 August Moon		SW 9136 Lullaby	
SW 9109 Natural Linen		SW 7506 Loggia	
SW 9101 Tres Naturale		SW 7057 Silver Strand	
SW 7616 Breezy		SW 6185 Escape Gray	
SW 6358 Creamery		SW 7567 Natural Tan	
SW 6386 Napery		SW 7016 Mindful Gray	
SW 7672 Knitting Needles		SW 7643 Pussywillow	
SW 6210 Window Pane		SW 7644 Gateway Gray	

Dunns Creek Plantation Community – Trim Color Palette #2

You can select one and only one color from this palette for the **Trim** (All Trim to Include Front Door and Shutters).

Sherwin Williams:

SW 9503 Cheviot



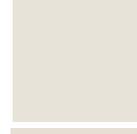
SW 8917 Shell White



SW 9504 Cold Foam



SW 7009 Pearly White



SW 7008 Alabaster



SW 7042 Shoji White



SW 7636 Origami White



SW 9586 White Sesame



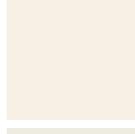
SW 9584 Mortar



SW 7551 Greek Villa



SW 9505 Frost Bite



SW 6385 Dover White



SW 9581 Cotton



SW 9583 Sanctuary



SW 7012 Creamy



SW 7010 White Duck



SW 9585 Sunbleached



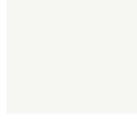
SW 7570 Egret White



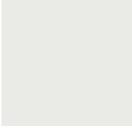
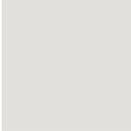
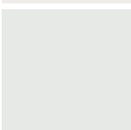
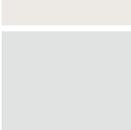
SW 7035 Aesthetic White



SW 9500 UltraWhite



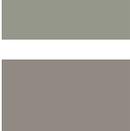
Dunns Creek Plantation Community – Trim Color Palette #2 (Cont'd)

SW 7566 Westhighland White		SW 7006 Extra White	
SW 9542 Natural White		SW 9543 Gypsum	
SW 9545 Ghosted		SW 7757 High Reflective White	
SW 9582 White Sand		SW 7007 Ceiling Bright White	
SW 9624 Winsome Grey		SW 7631 City Loft	
SW 9541 White Snow		SW 7005 Pure White	
SW 9544 Dashing		SW 6252 Ice Cube	
SW 9166 Drift of Mist		SW 9623 Snowbelt	
SW 7004 Snowbound		SW 9622 White Sail	
SW 9621 Clean Slate		SW 7647 Crushed Ice	

Dunns Creek Plantation Community – Front Door Color Palette #3

You can select one and only one color from this palette for the **Front Door** as an "**accent color**" so long as the door color complements the paint color on the home, the neighborhood colors, and is approved by the ARC Committee.

Sherwin Williams:

SW 7068 Grizzle Gray		SW 6069 French Roast	
SW 7515 Homestead Brown		SW 6461 Isle of Pines	
SW 9140 Blustery Sky		SW 6468 Hunt Club	
SW 9142 Moscow Midnight		SW 6055 Fiery Brown	
SW 6510 Loyal Blue		SW 6013 Bitter Chocolate	
SW 9130 Evergreen Fog		SW 6991 Black Magic	
SW 7018 Dovetail		SW 7067 Cityscape	
SW 7674 Peppercorn		SW 6244 Naval	
SW 6300 Burgundy		SW 2838 Polished Mahogany	
SW 7048 Urbane Bronze		SW 6258 Tricorn Black	