



**NOTICE OF BOARD MEETING OF
DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.**

Greetings Homeowners!

Save the date! Please mark your calendars now and plan on attending a Board Meeting of the Dunns Creek Plantation Owners Association. This Board Meeting will take place on **Thursday July 2, 2026, at 6:30 P.M at the Dunns Creek Baptist Church, located at 1425 Starratt Road, Jacksonville, FL 32218.**

The purpose of this meeting is for the Board of Directors to authorize legal counsel to prepare a Notice of Renewed Enforcement, which will be sent to all homeowners afterwards, as well as vote to approve ARC Guideline Amendments as enclosed with this notice.

The Meeting Agenda and ARC Guideline Amendments are attached and will also be posted online on the AppFolio Portal at <https://fpaami.appfolio.com/connect> in the “Meeting Agendas” folder, 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 upcoming meeting!

Dated: June 15, 2026

BY ORDER OF THE BOARD OF DIRECTORS

-SIGNED-

Wyndell Lee, Secretary/Treasurer

Enclosure

DUNNS CREEK PLANTATION OWNERS ASSOCIATION

Agenda for the Board Meeting of the Association

July 2, 2026

CALL MEETING TO ORDER

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

BOARD OF DIRECTORS

Myrle “Sonny” Foraker	President
Daniel Rocha	Vice President
Wyndell Lee	Secretary/Treasurer

TREASURY REPORT (As of June 15, 2026)

TRUIST BANK

Business Checking:	\$ 36,383.29
Capital Money Market:	\$ 90,002.69
OPS Money Market:	<u>\$ 60,001.81</u>
Total Cash on Hand:	\$ 187,387.79
Accounts in Collections Total:	\$ 20,742.41

NEW BUSINESS

- (OPEN) Board Authorization of Notice of Renewed Enforcement:** The Board of Directors will vote to authorize legal counsel to prepare the Notice of Renewed Enforcement, a copy of which will be mailed to all homeowners once prepared.
- (OPEN) ARC Guideline Amendments:** The Board of Directors and ARC Committee have considered additional guidelines to add via amendment to the ARC Committee Request Guidelines, a copy of which are attached and were posted online on the AppFolio Portal and Dunns Creek Plantation website page on the management site at <https://fpaamjax.com/dunns-creek-plantation>. The Board will vote to officially approve these new ARC Committee Request Guideline Amendments at this meeting.

ADJOURN MEETING

DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.
NOTICE OF RENEWED ENFORCEMENT

_____, 2026

Dear Owner and Occupants,

You are receiving this notice because members of the Association have notified the Board of Directors of numerous violations of the community's rules and regulations from many different owners and occupants in this community. This notice is not specifically directed to the condition of your Lot or acts of you or your occupants. Due to a lack of resources and the unwillingness of members to voluntarily abide by the community's requirements, the Board has been unable to fully enforce all violations in the past.

Recently, the Board of Directors established a plan of action to address these violations. Because of the lack of enforcement of many violations in the past, the Board will move forward on many of these violations that occur after implementing the plan, specifically including enforcement of the rules regulating the submission of architectural applications.

What has happened in the past through lack of enforcement does not set a precedent for the present. Therefore, please take notice that as of _____, 2026, any violations of the terms of the Association's governing documents will be subject to renewed enforcement and demand for correction.

Copies of your Association's governing documents are available upon request. If you desire a copy or have a concern your property may be in violation and want the opportunity to cure before further enforcement occurs, please contact the community manager listed below.

Sincerely,

Dunns Creek Plantation Owners Association, Inc.
Board of Directors

Manager Contact: _____

DUNNS CREEK PLANTATION OWNERS ASSOCIATION, INC.

GUIDELINES FOR BASKETBALL GOALS

It has come to the attention of the HOA that basketball goals are a leisure activity that many residents want to enjoy, and that many residents are already in possession of basketball goals on their property.

In an effort to maintain the spirit of the existing Restrictive Covenants that were designed to promote safety, curb appeal, and property values within the neighborhood, as well as to allow some individual freedom on this issue, the Architectural Committee and HOA Board has discussed, voted on and approved the following guidelines.

1. Basketball goals must be moveable (portable). That is, they must NOT be permanently mounted into front yard, driveway, sidewalk, structure of home, or any location that is visible from the front of the property.
2. Basketball goals may not remain on the street or sidewalks overnight.
3. All basketball goals within the neighborhood must have the following components present, in good repair, and fully functional:
 - b. Backboard
 - c. Hoop
 - d. Net
 - e. Proper weighting to ensure that the goal will not move or shift during play, potentially damaging neighboring property.
4. Basketball goals and all of their components must be well-maintained. .
5. Basketball goals must be properly weighted and secured to preserve the safety of all residents and guests.
6. When those playing with the basketball goals are finished, it should be moved to a location on the resident's property that is away from the street and sidewalk to side yard, garage, or back yard.

REMINDER: ALL IMPROVEMENTS TO YOUR PROPERTY NEED PRIOR APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE.

THE FORM CAN BE LOCATED ON THE APPFOLIO WEBSITE.

(<https://fpaamjax.com/dunns-creek-plantation> or
<https://fpaami.appfolio.com/connect>)

PAINT PALETTE AMENDMENT:

The color of gutters will be white only.