

DEERCREEK COUNTRY CLUB OWNERS' ASSOCIATION

414 Old Hard Road Suite 502
Fleming Island, FL 32003
904-592-4090 – 904-269-2729 fax

OFFICIAL NOTICE OF ANNUAL MEMBERS MEETING

Dear Member of the Deercreek Country Club Owners Association:

Notice is hereby given, in accordance with Florida Statutes and the governing documents of the Deercreek Country Club Owners Association, that the annual meeting of members will be held at the following date, time and place:

DATE: Tuesday, January 11, 2022
TIME: 6:00 P.M. (sign-in begins at 5:30 P.M.)
LOCATION: 7816 McLaurin Road, Jacksonville, FL 32256

All candidate nominations were solicited in advance this year as opposed to nominations from the floor. Once your ballot is received, you may cast your ballot in accordance with the 3 delivery options provided. Any Owners who wish to submit their ballots in person may do so. Ballot Counting will take place at the clubhouse and will be conducted by a 6 person committee of volunteers who are not related to any of the candidates.

This is a very important meeting at which three (3) Board Members will be elected. The three (3) nominees with the highest number of votes will each serve three (3) year terms.

Please find the following enclosed:

1. Proxy. Please complete and return with your ballots to Floridian Property Management in the pre-addressed envelope provided. **IT IS IMPORTANT THAT YOU COMPLETE AND RETURN THE ENCLOSED PROXY.** Pursuant to the Bylaws, we must have one-third (1/3) of the members represented in-person or by Proxy in order to conduct business. **Electronic Consent Transmission members may e-mail or deliver their proxies to the guardhouse.**
2. Ballot. Please complete your Ballot, voting for only three (3) nominees. Please seal your Ballots in the envelope marked "BALLOT" then enclose that envelope (along with the Proxy) in the pre-addressed envelope and be sure to SIGN your outer envelope in the space provided and return to Floridian Property Management or the guardhouse. All Ballots must be received in the official envelope provided no later than Monday, January 10th, 2022. You may also choose to bring your ballot to the guardhouse no later than Tuesday, January 11th 5:00P.M. or bring your ballot to the annual meeting and vote in person at 6:00P.M. **Electronic Consent Transmission members may retrieve and submit Ballots to the guardhouse.**
3. Candidate Biographies. The candidate biographies are enclosed for your review.

Please feel free to contact me at KISHWA@FPM.COMPANY or by phone at (904)592-4090 Ext. 118 if you have any questions regarding the enclosed documents or the meeting itself.

Floridian Property Management, LLC

By: Kishwa Milliner, Community Association Manager
For: Deercreek Country Club Owners Association



DEERCREEK

DEERCREEK COUNTRY CLUB OWNERS' ASSOCIATION
ANNUAL MEETING OF MEMBERS
JANUARY 11th, 2022

AGENDA

- I. Calling of the Roll & Certifying of Proxies
- II. Proof of Notice of Meeting
- III. Appointment of Volunteers for Election Inspectors
- IV. Reading or Waiver of Reading of 2021 Annual Meeting Minutes
- V. Reports of Officers
- VI. Reports of Committees
- VII. Election of Directors
- VIII. Adjournment



DEERCREEK

Dear Resident,

Enclosed is the 2022 Deercreek annual budget for the community. From 2018 through 2021 annual assessments have remained constant however the 2022 budget reflects an increase of \$10.00 per month.

The Ramco Security contract and the Floridian Property Management contract have been renewed after three years and these come with small increases for 2022.

With regard to operational expenses. The Board is making efforts to step up the maintenance and replacement items where needed in the community, which has reached the 30 plus year mark. As you know with homeownership, maintenance is a continuing process whether it is interior or exterior. The HOA has additional maintenance in the area of the community street sign painting, sidewalk repairs, pressure washing of pavers at the mailboxes, benches, sidewalks and of course the guardhouse maintenance, which is the front door of our community.

In order to improve the condition of the lakes there have been recommendations for lake aeration. At the playground, there will be additional equipment replacement. Landscape shrub replacements are also needed annually.

In addition, after hearing comments and requests through our spring survey and in an effort to be responsive to the community, the Board is in the process of working with the club to enter into a financial agreement that would allow the residents to have access to two pickleball courts and a much-needed exterior bathroom at the tennis center. These amenities will be open to all residents. At a town hall meeting over 50 residents showed up and expressed interest in this new popular activity. If this comes to fruition, we can expect to see this improvement in the spring of 2022.

And lastly Reserve funding for future long-term needs which include Road Paving the entire community at one time and not in phases. There are also items that are currently being funded and will be replaced as the life span comes to an end. The HOA has been made aware that mail boxes once replaced and funded by the US Postal Service have now become the responsibility of the community associations. Again, this is a very costly replacement and the Board will be looking at future funding for this too.

It was inevitable that an increase would be forthcoming but the Board continues to review, make recommendations for improvements and make sound fiscal decisions.

To learn more about the Deercreek Country Club Owner's Association please join us at the Annual Meeting on January 11, 2022 at 6 pm.

Carol D'Onofrio
President
DCCOA

**DEERCREEK COUNTRY CLUB OWNERS ASSOCIATION, INC.
2022 OPERATING BUDGET**

GL	INCOME	PROJECTED 2022			
	Quarterly Assessment	\$390	892	Security Contract	\$360,080
	Assessment Income		893	Vehicle Lease	\$14,300
715	Assessments-Members	\$1,042,080	894	Ink / Paper	\$300
716	Assessments – Edgewater (75% of DCCOA)	\$83,070	895	Vehicle Gas	\$9,000
	Total Assessment Income	\$1,125,150	897	Entry Gate Software	\$4,200
	Other Income		910	Guardhouse Repair & Maintenance	\$841
720	Bar Code	\$9,600	911	Equipment Hardware	\$600
721	Comcast	\$20,040	912	HVAC Supplies / Repair & Maintenance	\$1,200
727	Late Fees/Interest	\$3,000	913	Allowance for Periodic Addition of Radar Patrol / JSO Coverage	\$4,800
737	Citation & Fine Fees	\$36,000		Total Access Control/Gate House	\$402,221
XXX	Existing Surplus	\$111,444		Common Property	
	Total Other Income	\$180,084	850	Tree Maintenance & Trimming	\$9,600
	Investment Income		851	Sidewalk Maintenance & Repair	\$5,000
745	Operating Interest	\$100	852	Power Washing	\$10,000
747	Reserve Interest	\$1,000	860	Irrigation Repairs & Maintenance	\$3,000
	Total Investment Income	\$1,100	880	Grounds & Landscaping	\$228,000
	TOTAL INCOME	\$1,306,334	884	Lake Management	\$51,000
	EXPENSES		906	Common Area Repair & Maintenance	\$6,000
	Administrative		908	Fountain Repairs	\$3,000
801	Bank Fee/ Charges	\$96	914	Playground Repair & Maintenance	\$1,800
804	Office Supplies	\$1,200	916	Retention Pond Repair & Maintenance	\$1,000
805	Postage – General	\$2,000	919	Entry Sign Repair & Maintenance	\$600
806	Annual Coupon Book	\$2,400	923	Maintenance – FPM	\$6,000
810	Printing & Copying	\$1,800	924	Street Repairs	\$5,000
823	Record Storage	\$1,800	XXX	Landscape Repair and Maintenance	\$21,012
	Total Administrative	\$9,296	XXX	Holiday Decorations	\$1,500
	Communications			Total Common Property	\$352,512
816	Email Contract	\$550		Professional Services	
898	Website Maintenance	\$5,700	870	Permits / Licenses / Annual Fees	\$120
920	Signage Repair & Maintenance	\$1,200	871	Meeting Rental	\$8,400
	Total Communications	\$7,450	886	Management Fee	\$65,000
	Insurance		890	Reserve Study	\$853
830	Commercial Umbrella	\$2,400	930	Audit & Tax Service	\$4,000
832	D & O Insurance	\$3,900	934	Legal Services	\$9,600
834	General Liability	\$2,760	XXX	Recreational Lease	\$70,000
836	Property Insurance	\$3,900	XXX	HOA Social Interface	\$4,000
	Total Insurance	\$12,960		Total Professional Services	\$161,973
	Utilities			Operating Contingency	\$41,722
840	Electrical	\$36,000		Total Expenses not including Reserves	\$1,031,334
844	Water & Sewer – Guardhouse	\$840		Reserve Contribution	
846	Water – Irrigation	\$6,000	800	Reserve Contribution	\$275,000
848	Backflow Inspections	\$360	XXXX	RESERVE CONTRIBUTION (ONE TIME)	\$55,722
	Total Utilities	\$43,200		Total Reserve Contribution Funding	\$330,722
	Access Control / Gate House			Total Reserve Contribution Cost	\$275,000
802	Barcodes / Citation Books	\$3,300		TOTAL EXPENSES including Reserve Funding	\$1,306,334
808	Guardhouse Supplies / Admin	\$1,200		TOTAL REVENUE	\$1,306,334
842	Telephone – Guardhouse	\$2,400		TOTAL EXPENSES	\$1,306,334
				SURPLUS	\$ -

APPROVED BY: Carol Allendorf

DATE: 11/16/21

Carol D'Onofrio



My name is Carol D'Onofrio and I am running for one of the open seats (2022- 2024 term) on the Deercreek Board of Directors.

I currently serve as President of the Association. My term as one of the Directors ends in December. While living in the community for twenty-nine years, I have served numerous terms on the Board, as President and Vice President as well as filling in for vacant board seats when asked. When the developer, Taylor Woodrow conveyed the property to the Owners Association I became a member of the Communications Committee eventually serving as Chairperson and have participated as a member in a variety of other standing and Ad Hoc committees and, after years on the Finance Committee, became the Chairperson.

I am a long-standing member of several neighborhood social clubs, Deercreek Country Club and I have a deep commitment to helping our community. Whether you are new to the community or a long-term resident, my goal is to continue to make improvements based upon the desires of the community, provide for a more symbiotic relationship with the club and continue to increase the value of the community. If re-elected I would be honored to continue to serve on the Board as a Director.

Gregory Flynn



I welcome this opportunity to submit my name as a candidate for a position on the Deercreek HOA Board. My wife and I have been residents for over 12 years and feel blessed to be part of such a wonderful community.

Two years ago, I was invited to become a member of the Architectural Review Board and shortly afterwards accepted the position as its Chair. Those of you who have submitted applications to the ARB in the past know that it is not always easy to navigate the process. So, in October, 2020, and with the help of fellow members, the process was streamlined and I published new applications as well as a Guide.

I spent most of my career in Education, first as a math teacher, and then Chair of the Departments of Mathematics and Business. From that position I was appointed Director of the New York State Mentor Teacher Program for the Smithtown School District. This program, that trained both new teachers and tenured teachers alike, was one of the largest in the State.

After earning my doctorate from Hofstra University in 1998, I accepted a position as the Chair of the Department of Secondary Education for Dowling College. My responsibilities included not only teaching but coordinating the second largest program in the State for training teacher candidates. Other experiences and notes include:

- Receiving the nomination for *The Most Outstanding Dissertation at Hofstra University, 1998*
- Publishing over a dozen research articles in peer-reviewed journals
- Accepting the *2000 American Educational Research Association Distinguished Paper Award*
- Consulting for the h.m. Study Skills Group, training teachers, state-wide, in the use of study skills in the classroom
- Serving on the Board of Directors for the Suffolk County Organization for the Promotion of Education (SCOPE)
- Providing parent workshops across Long Island on how parents can help their children succeed
- Currently writing a book on effective teaching strategies and involving parents in Education

My experience over the years has taught me how to be well-organized, to be a problem solver, and to deal collaboratively with others in order to reach a specific goal. We, here in Deercreek, are indeed fortunate to have such a talented and dedicated Board that protects and enhances the very character of Deercreek. With your support, I would like to be part of our Board listening to your suggestions and applying cost-effective, innovative ways, that make our great community even better. Thank you for considering my application.

Keith Green



By way of introduction, I am seeking to serve the residents of the Deercreek community as a member of the Board of Directors of Deercreek County Club Owners Association. Currently, I have the pleasure of volunteering on the ARB Committee and the Communications Committee for the HOA. If elected to the Board, I would use the experience and knowledge I have gained while serving on these two committees to continue the work the Board has undertaken to enhance and improve upon the foundation of our community. Keeping our community vibrant and relevant for present and future generations is a cornerstone in maintaining the lifestyle that Deercreek offers to us all.

My professional background is commercial real estate asset management and operations, with over 30 years of experience in managing portfolios of over fifty (50) privately owned commercial real estate assets in major metropolitan markets. As President and COO of this organization for the past 10 years, my focus has been on growth initiatives, strategic planning, risk management and financial profit and loss. I am routinely involved in contract negotiations, legal compliance issues and governmental affairs. Our portfolio of real estate holdings includes hotels, office parks, condominiums, vacation rentals and retail fuel distribution. On a daily basis, I address many of the same issues our HOA Board confronts regularly on behalf of the Deercreek community.

Over the course of my career, I have served on many professional boards including several travel and tourism boards, the Owners Council (IOC) of Choice Hotels International and the Florida Board for Best Western Hotels and Resorts. In addition, I have previously served as Vice President of the HOA Board for another community here in Jacksonville and several other volunteer leadership roles.

On a personal note, I am a graduate of the University of Alabama and Cornell University School of Executive Leadership. My spouse, a UNF graduate, retired after 27 years of service from the United States Navy as a Master Chief Petty Officer (E9) having served in Afghanistan and various overseas contingency operations.

Should I have the privilege of being elected to serve on the HOA Board, I would be honored to represent the residents of our Deercreek community. I pledge my commitment to working with you to continue to foster an environment of transparency, productivity and financial responsibility. I believe that the best is yet to come for Deercreek!

Christopher Kaniut



Resident and Member of Deercreek Club since 2012.

Married to Susan Kaniut for 34 yrs., two graduate daughters Reagan (Auburn & Georgia State) and Katherine(FSU)

Active golfer, current IFR rated Pilot and Beechcraft Bonanza owner, shadetree mechanic.

Mechanical Engineer/Program Manager/Automotive Executive various roles. 5 awarded US Patents in three industries. Retired in 2012 from Johnson Controls as an international Vice President of Engineering, moved to Jacksonville to run SAFT battery operation as General Manager until second retirement. Periodically do consulting assignments from former company associates.

Previous HOA experience on Deercreek Compliance committee and ARB committee. Prior to moving to Deercreek ran the HOA as President for 5 years at our neighborhood in Ann Arbor Michigan.

Stephen Malick



Fellow Neighbors and Friends, after much consideration, I've decided to run for one of the open HOA Board positions to ensure that our safety, property values, and overall quality of life; continues to progress.

My wife (Jan) of 44 years, and I have called Deercreek home since my work relocation in 2001. We have 3 grown children, and one granddaughter; and while they all live out of state (Queens, NY, San Antonio, TX, and LA, California), it provides us opportunities to visit different parts of our great country

During the course of my nearly 36 years of working for Johnson & Johnson, I was fortunate to have the opportunity to experience roles in HR, Manufacturing, Marketing, General Management and Process Improvement, and as a Board Member. This diversified experience and global role exposed me to not only many different facets of the business, but equally important, work and travel in many different countries and cultures.

Giving back to the communities that we work and live in has always been important to Jan and I. While still working, I was on the board of the Sulzbacher Center for 8 years, chaired the Charitable Contributions committee for J&J, and served on the Deercreek Access Control committee for 10 years.

Given my diversified work experience in working for a Fortune 50 Company, involvement on Boards, chairing and participating on numerous committees, and charitable organizations; I feel I like I know how to get things done in a committee environment; and well equipped to contribute to the Board of our wonderful community.

My personal philosophy is that the Board is elected to work for the overall improvement of the community as a whole. There is no room for any personal agendas or bias. Data driven & fact-based decisions, transparent and honest communication will be my goal as a Board member.

In closing I respectfully ask for your consideration to represent each of you on Deercreek's HOA Board. Thank you!

Narasinga Rao Vinjam



Number of years lived in Deercreek: My wife and I living since we moved here in Sep 2019 and Lived in Jacksonville around Southside blvd for 20 years.

Job and educational experience which will make me a qualified Board member:

I am a certified Project Management Professional (PMP Certified from Project Management Institute) and managed 108 resources team spread across the globe with around \$10 Million dollars budget for the biggest financial bank in USA. I graduated in Electronics and Communications engineering. Upon graduation, I immediately

began employment in Information Technology and was responsible for overseeing the operations of several information technology engineers and their well-being. I did own and managed few restaurants like Flavors Indian Restaurant and 5thElement Indian Restaurant for several years in Jacksonville and Tampa.

I served in IRONWOOD HOA board for several years as Vice president, Treasurer and Board Director.

Quality and Culture which will help me to be a great Board member: Prior to moving to Jacksonville, my wife and I lived in other countries like Switzerland, Singapore and Canada where we got an opportunity to experience and adopt different cultures across different nations. We were actively involved in all the community activities where different cultures are part of the events. I would like to serve on the Deercreek Country Club Board and like to be involved as a force for change to bring improvements to the neighborhood. While there are numerous benefits to living in Deercreek, there I still things I would like to see changed or addressed.

Most important aspects of this neighborhood for me:

Priority #1: keeping property values up because investing (and living!) in Deercreek should be advantageous for any buyer/resident. Priority #2: Neighborhood safety and security (related to property values), because without it, Deercreek cannot be the family-friendly neighborhood it was intended to be. Priority #3: Sense of Community (residents knowing each other and their Board members, feeling informed and included, and working together for everyone's mutual benefit). Priority #4: Bring more ethical practices and policies in the board and transparent to the homeowners on the decisions and performed activities
Priority #5: Respect and value the homeowners voice from the meetings

DEERCREEEK COUNTRY CLUB OWNERS' ASSOCIATION
BOARD OF DIRECTORS
BALLOT

The election of the DCCOA Board of Directors will be held at the Annual Meeting scheduled for Tuesday, January 11th, 2022 at 6:00 P.M. The Management Company and community volunteers will be present to count all votes received at the Annual Meeting. The Board strongly encourages all members to vote early to expedite the election process.

Please complete your Ballot and insert it in the envelope marked "BALLOT." Then, place that envelope in the pre-addressed envelope with your Proxy included. **YOU MUST SIGN THE OUTER ENVELOPE** (if the outer envelope is not signed your ballot will not be counted).

DELIVERY OPTIONS BELOW:

1. Hand delivery to the Guardhouse mailbox located at 7800 Deercreek Club Road Jacksonville, FL 32256 by Tuesday, January 11th, 2022 at 5 p.m.)
2. Delivery by mail to Floridian Property Management located at 414 Old Hard Rd Suite 502 Fleming Island, FL 32003 (to be received by Monday, January 10th, 2022.)
3. Delivery by voting in person by bringing your original Ballot with the envelope to the meeting on Tuesday, January 11th, 2022.

Votes cast at the Annual Meeting will be added to the tally of the previously received votes. All members holding Proxies are asked to please arrive early for the 6:00 P.M. meeting.

There are three (3) Board seats up for election and, as of the deadline for candidate submission, we received six (6) nominees. Each term is three (3) years. The following are the members who have stepped forward as nominees. **You may vote for 1 to 3 candidates. If you vote for more than 3 candidates your ballot will be rendered invalid.**

NOMINEES FOR THE BOARD OF DIRECTORS

Please indicate your vote by placing an "X" on the line corresponding with your choice(s).

Carol D'Onofrio _____

Gregory Flynn _____

Keith Green _____

Christopher Kaniut _____

Stephen Malick _____

Narasinga Rao Vinjam _____

WRITE-IN CANDIDATE _____

WRITE-IN CANDIDATE _____

Complete your Ballot *and* your Proxy. Insert the Ballot in the Ballot return envelope *and* place your Proxy in the return envelope provided for you, completing the lower left-hand corner signature line. Please return the envelopes via one of the three delivery methods described above. Thank you.

DEERCREEK COUNTRY CLUB ASSOCIATION, INC.

LIMITED PROXY

The undersigned Owner(s) or their Voting Member, for (insert Deercreek home address) _____, hereby appoint(s) the Secretary of Deercreek Country Club Owners Association, Inc., or _____ (*insert name*), as my true and lawful Proxy with powers of substitution as my proxy holder to attend the Annual Meeting of the Association on Tuesday, January 11th, 2022 at 6:00 P.M. at The Deercreek Country Club, located at 7816 McLaurin Rd. North, Jacksonville, FL 32256. The Proxy Holder named herein has the authority to appear on my behalf for purposes of achieving a quorum and to vote the Ballot as I/we have directed. My Proxy Holder's authority is solely limited to establishing a quorum and voting.

DATED this _____ day of _____, 20__.

Signature(s) of Owner(s) or the Designated
Voting Member

Print Name: _____

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