

The Ravines was begun by PGA Tour Professional Mark McCumber and his family in the late 1970's. It included an 18-hole unique golf course and the surrounding community of single-family and multi-family homes. There was no other golf course at that time in the Middleburg, Florida area. The topography of the land along Black Creek changed in elevation from sea level to 60 feet, with deep natural ravines throughout the property, hence the name. There was a clubhouse with restaurant on the creek, a driving range, practice putting greens, a swimming pool, tennis courts, and a boat dock. Parking for the golf course guests was in a large paved area away from the clubhouse so as not to detract from the ascetics of the layout.

The first Declaration of Covenants and Restrictions was executed on December 21, 1978 by the owner of the property Ravines Partnership, Ltd. with officers Paul C. Armstrong, James L. McCumber, and Frank W. Brown. It was recorded in Official Records Book 503, page 519, Clay County, Florida. This was then amended on March 30, 1979 and recorded in Official Records Book 521, page 505, Clay County, Florida. The original single-family homes were built along Ravines Road and Crooked Creek Point. The Developer was also the owner of the golf course property.

35 condominiums were built along Creek Hollow Lane. They have their own Declaration, Articles of Incorporation, and By-Laws and an association formerly known as the Leisure Village Condominium Association, now known as the Creek Hollow Condominium Association.

The Declaration was further amended and restated in its entirety on August 13, 1982 and recorded in Official Records Book 683, page 326, Clay County, Florida.

On August 13, 1982 Ravines Partnership, Ltd. Assigned its rights as Developer to Esco-Ravines I Partnership. This Developer built the units which surrounded the clubhouse for "stay and play" golf course visitors.

The Declaration was further amended and restated in its entirety on September 1, 1983 entitled Second Amended and Restated Declaration of Covenants, Restrictions and Easements, recorded in Official Records Book 749, page 237, Clay County, Florida.

FLA RAV, Inc. acquired from Esco-Ravines I Partnership all its rights as Developer.

Later East 218 Co., Inc. did acquire all rights from FLA RAV, Inc.

On March 21, 1988 the Ravines Community Association, Inc. unanimously approved the Third Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements. At this time there was a 3-member Board of Directors controlled by the Developer, East 218 Co., Inc. with James Menard as President. Both Frank Brough and Todd Sturch served on the Board at different times as the representative of the homeowners.

During this period, new single-family homes were added throughout the northeast section of the community, almost doubling the number of existing homes. The golf course became privately owned by various entities other than the Developer. The units built around the clubhouse were sold to individual investors. They established their own Declaration and became known as the Ravines Resort Condominium Association.

In December **2003** the golf course owner became Jacksonville Golf and Learning Center. In **2004**, a proposed 103-acre rezoning was presented to the Planning Commission of Clay County and approved. However, the Clay County Board of County Commissioners turned it down.

Also, in **2004** the Developer, who at that time was Ravineland, Inc. expressed a desire to turn over the powers of the Association to the homeowners. A transition team was formed, and a new 9-member Board of Directors was organized. The first meeting was held on April 22, 2005. Frank Brough was elected President, James Barnard was elected Vice-President, Jeanne Owen was elected Secretary, and Kari Rager was elected Treasurer. Other members of the Board included Audra Watts, Ken DeBusk, Tom Smith, Bruce Miller and Dennis Barker. Awakenings, Inc. was the manager as they had been for Ravineland, Inc.

## **2005**

In **2005** the Association drafted a new version of the By-Laws which was approved and signed by all members of the Board. The Association had contracts with 4 vendors: Weiser Security, guards; Black Creek Services, landscaping; Awakenings Association Management, property management; and Aqua Systems, retention ponds. Our attorney of record was Suzanne Quinonez. A Transfer Agreement was received from Ravineland, Inc. and approved by the Board. An audit was completed of the finances of the Association.

The services of a webmaster were obtained to maintain an association website at [www.ravinesassoc.org](http://www.ravinesassoc.org). An informational sign was also ordered to be installed along the entryway. A reserve study report was prepared by Dreux Isaac & Associates. This report projected expenditures for 30 years and how funds should be set aside to accomplish these. The first community-wide garage sales were held. Off-duty officers were hired to control speeding on weekends. An island at the entrance to Crooked Creek Point was removed.

The golf course owner Jacksonville Golf and Learning Center (Ken DeBusk), proposed a 43-acre section of the resort area for rezoning. This item was placed before the County Commissioners after the Planning Commission again approved.

At the annual meeting in November Mike Pinson was elected to Seat 2; Tom Smith was elected to Seat 3; David Forsythe was elected to Seat 7; and Frank Brough was elected to Seat 9.

## **2006**

The **2006** Board of Directors were Frank Brough, President; Jay Barnard, Vice President; Jeanne Owen, Secretary; Tom Smith, Treasurer; Dennis Barker, Mike Pinson, David Forsythe, Audra Watts, and Chris DeBusk.

The repaving of Crooked Creek Point was approved. Proposed changes to the Covenants and Restrictions were developed. Frank Brough was removed as President and Jay Barnard was elected to take that position. Audra Watts was elected to take the position of Vice President.

A mediation meeting was held in May with all interested parties to discuss the land-use change being proposed. In June 2006 the golf course and all amenities were closed by the private owner. About that same time, the land-use change proposal was withdrawn from consideration of the County Commissioners.

Voting rights were suspended for members delinquent in their dues. A policy statement for collection procedures of outstanding dues was approved. Board meetings were moved from the Ravines Club and Lodge to the Middleburg Public Library.

A community block party was held on Memorial Day planned by the Communications Committee. Speed humps and bumps were approved for Ravines Road and Creek Hollow Lane. A contract was entered with Landscape Consultants (LCI) to be responsible for common area maintenance throughout the community. A plan for continuity of the mailboxes was approved. Rules for Golf Cart use on the roadways were approved. New stop signs throughout the community were ordered and installed. A new rule for Recreational Equipment was adopted by the Board.

Tom Smith resigned as Treasurer. David Forsythe was elected as Treasurer. Mike Pinson, Seat 2, resigned and Ben Pohalski was chosen to take his place on the Board. Attorney Richard Peper was hired to represent the association in legal matters. A 10% increase in assessments for condo owners and a .6% increase for the golf course owner was approved to go into effect in 2007. A committee began work on seeking a new management company.

At the 2006 Annual Meeting in November, new directors were elected. They were Jeanne Owen, Seat 1; Roy Lyons, Seat 4; Jay Barnard, Seat 5; and Dick Morris, Seat 6. Board officers were elected with Jay Barnard as President; Roy Lyons as Vice President; Jeanne Owen as Secretary; and Frank Brough as Treasurer. A new budget was approved for 2007 by the membership.

## **2007**

**2007** highlights included the following: Aeration fountains were placed in the retention ponds in Replats 5-8. Some are lighted. David Forsythe resigned from the board due to a job transfer and Fran McKeithan was selected to take his remaining term on Seat 7. Ben Pohalski resigned from the Board and Carolina Pfeifer took his remaining term representing Seat 2, the Resort Condos.

Post orders were written and approved for the operation of the gate and the guards. Completion of a perimeter fence for the association property was approved.

A Fourth Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements was finalized, voted on at a special meeting in October, and approved by 83.7%.

Bat boxes were approved and will be installed near the retention ponds. Garage sales and block parties continued to be organized. A flag and flagpole were ordered for the entryway.

At the annual meeting in November, new directors were elected including Carolina Pfiefer, Seat 2; Judy Peterson, Seat 3; Fran McKeithan, Seat 7; and Charles Browning, Seat 9. Officers elected were Jay Barnard, President; Roy Lyons, Vice President; Jeanne Owen, Secretary; and Judy Peterson, Treasurer.

## 2008

In **2008** the golf course property entered bankruptcy. Association attorney was advising us as to our options should the bankruptcy proceed, and the property enter foreclosure. The attorney also advised that the 2005 Transfer Agreement had never been notarized and therefore could not be recorded. This had also caused a delay in recording the Fourth Amendment. A proposal for a land-use change for the golf course property was submitted to the Clay County Planning Commission who voted not to study the proposal.

A traffic sign audit was requested to verify that signs within the community are properly placed. A survey was sent to all residents to gauge their feelings about the potential sale of the golf course property to new buyers. An audit of the financial records of the association was completed by Duval Fields CPA's. Camera systems for the gate entrances and exit were considered. There was a proposal brought forth to allow RV parking on the large parking lot owned by the Resort Condos. This proposal was not approved.

Current contract with Awakenings Management was terminated and new contract with ReMax Specialists of Orange Park was selected as our management firm.

A bar code system was approved to allow entry of owners through the resident gate.

The golf course property was sold on the courthouse steps and the new owner is Autry O.V. DeBusk, under the name Ravines Holding, LLC. His agent of record is Ken DeBusk. A special committee was appointed to discuss the possibility of amenities being taken over by the association.

At a special meeting on the budget, a 10% increase for the Resort and Creek Hollow condominiums was proposed for 2009. This proposal was approved.

Carolina Pfiefer resigned from Seat 2 and Dave Herron was appointed to fill out her term.

During the annual meeting in November, four directors were elected as follows: Josh Wood, Seat 1; Ben Garrett, Seat 4; Elsie Trucks, Seat 5; and Jacquie McDonald, Seat 6.

Officers were elected for the Board with Charles Browning as President; Josh Wood as Vice President; Jacquie McDonald as Secretary; and Judy Peterson as Treasurer.

A special committee was formed to investigate the Recreational Amenities, such as tennis courts and swimming pool usage.

## 2009

The Transfer Agreement between the community association and the developer, Ravineland, Inc. was approved by the Board of Directors. It was then directed that the Fourth Amendment to the Declaration be recorded. In March both documents were recorded in Clay County, Florida.

A Residents Handbook was created and distributed to all homeowners. It was also made available on the community website.

An onsite reserve study was conducted by Dreux Isaac and Associates in March. This would allow the association to make long-range financial plans according to needs determined by the study.

Meetings were scheduled with Tracy Edmundson, council for Ravines Holding, LLC and members of the special committee and Board to discuss the pool and other amenities. RHC requested we obtain competitive bids on the pool and cabana and prepare a business plan. Representatives from RHC did come to the Ravines and selected a pool company bid and made plans for construction to begin in January of 2010. A poll was conducted of residents to see what amenities they would support and to what extent that would occur.

Speed bumps were approved for Ravines Road.

Josh Wood resigned from the Board and Jeanne Owen was appointed to fill his seat.

In November \$36,834.49 was received from Ravines Holding, LLC for past-due assessments owed by the previous golf course owner.

At the annual meeting in November, four directors were elected: Dave Herron, Seat 2; Judy Peterson, Seat 3; Fran McKeithan, Seat 7; and Jay Barnard, Seat 9.

Officers for 2010 were elected as follows: Jeanne Owen, President; Jay Barnard, Vice President; Elsie Trucks, Secretary; and Judy Peterson, Treasurer. Jacquie McDonald resigned from the Board and Clinton Cooper was selected.

A project was approved to complete drainage work along Creek Hollow Lane.

A Fines Appeal Committee was approved by the Board. A General Provisions/Fines policy was adopted according to Florida Statutes and the committee began meeting to impose fines for violations.

## 2010

Renovations on the pool by Ravines Holding never took place as RHC informed the Board there were no funds available.

Drainage work along Creek Hollow Lane was completed.

A standardized mailbox plan was adopted by the Board and sent to all homeowners.

Fran McKeithan resigned from the Board due to a family illness. Roy Trammel was appointed to serve out the remainder of her term.

The annual meeting in November did not obtain a quorum so was rescheduled.

## **2011**

At the annual meeting in January of 2011 Jeanne Owen was elected for Seat 1; Audra Watts was elected for Seat 4; Keith Lentz was elected for Seat 5; and Clinton Cooper was elected for Seat 6.

Officers for 2011 were Jeanne Owen, President; Jay Barnard, Vice President; Roy Trammel, Secretary; and Judy Peterson, Treasurer.

The procedures to be used by the Rules Enforcement Appeals Committee to levy fines was revised.

A special meeting was held of all homeowners to discuss proposed changes to the Articles of Incorporation and the Bylaws. A ballot was sent out for all to vote on these changes. The vote on the amendments to the Articles of Incorporation and Bylaws failed because an inadequate number of ballots were returned.

Bids were received for a new security service to manage the gate. U.S. Security Associates, Inc. was selected and approved.

The entrance perimeter fence was completed so that the entire Ravines community is now enclosed with fencing.

An application was pending submission to the Clay County Planning Commission for a land use change of golf course property. If approved, this land use change would potentially add 165 homes to the community.

Proposed changes to the Bylaws were presented at the annual meeting where the documents were in conflict. No vote was taken.

Election results in November were Seat 2, Dave Herron; Seat 3, Judy Peterson; Seat 7, Troy Kline; and Seat 9, Jay Barnard. Officers elected included Jeanne Owen, President; Jay Barnard, Vice President; Dave Herron, Secretary; and Judy Peterson, Treasurer.

## **2012**

Board approved the repaving of Creek Hollow Lane, as well as some improvements to the cul-de-sacs of Oak Point Terrace, Sophie Place, and Nature Walk Court. This was at a cost of \$115,000.

All speed humps and bumps were removed from the roadways in the community.

Off-duty Sheriff's deputies were hired to enforce the speed limits and control traffic throughout the community.

Repairs were approved to clear Retention Pond 7 ("the swamp pond") at a price of \$11,000.

Ken Debusk, agent for RHC, presented the Board with a golf course development proposal.

Troy Kline resigned from the Board for Seat 7. Jimmy Singletary was appointed to fill the remainder of his term.

Questions were presented as to the necessity of revitalizing our documents due to the MRTA (Marketable Records Title Act), which put a 30-year limit on the validity of the original governing documents.

A new website design was created with Neighborhood Publications, Inc. The RCA still owns the domain name through Go-Daddy and pays a webmaster annually to maintain.

A No Solicitation policy was approved by the Board for properties within the Ravines.

New directors elected at the annual meeting included Bill McLin, Seat 1; Henry Byrd, Seat 4; Charles Houston, Seat 5; and Carol Begue, Seat 6. Officers elected were Jay Barnard, President; Jimmy Singletary, Vice President; Dave Herron, Secretary; and Judy Peterson, Treasurer.

### **2013**

An informational meeting was held by the Board of County Commissioners at the county fairground facility regarding the golf course rezoning and recreational amenities. In July the Board of County Commissioners passed an ordinance approving the rezoning classification of the PUD to rePUD to allow the golf course property to be sold for development of future homesites.

Due to the declining health of Jimmy Singletary, Charles Houston was selected to be the Vice President. Fran McKeithan was installed to fill out the remainder of the term for Seat 7.

Approval was given for Vallencourt Construction to complete repairs to the drainage problem on Creek Hollow Lane and Ravines Road at a cost of \$9,000.

An exit gate at the entrance and additional security cameras were approved by the Board.

B.J. Hayden was elected to represent Seat 9 at the annual meeting in November. Officers elected included Charles Houston, President; Carol Begue, Vice President; Dave Herron, Secretary; and Judy Peterson, Treasurer.

### **2014**

The Board hired Clayton and McCullough to work on the revitalization of our documents, with a retainer fee of \$7,500. They asked that a Revitalization/Documents Committee be created to consist of community members who were familiar with the documents.

The pump motor on Retention Pond 6 failed and was replaced at a cost of \$2,164.

A bid from Engineered Lining Systems for \$131,303 was accepted for pipe drainage work along Creek Hollow Lane and Ravines Road. The Creek Hollow Condo. Assn. was charged \$12,008 for their portion of the repair work.

A special meeting was held in July to permit homeowners the opportunity to have questions and concerns answered regarding the revitalization documents, which included the Articles of Incorporation, Bylaws, and Third Amendment to the Declaration. The Fourth Amendment was not revitalized and therefore is not being used. A representative of Clayton and McCullough was present. Joinders were mailed out to be signed and returned approving the revitalized documents.

Bill McLin resigned from the Board in August and no replacement was named.

In September, enough signed joinders were received to be submitted to the State for approval. Such approval was received from the state in December.

At the annual meeting in November, Charles Houston, Audra Watts, and Kathryn Tucker were elected to the Board. Officers elected were Charles Houston, President; B.J. Hayden, Vice President; Dave Herron, Secretary; and Judy Peterson, Treasurer.

## **2015**

Revitalized Documents were mailed on compact disc to all homeowners.

A Comprehensive Plan Amendment was proposed to the Clay County Planning Commission regarding a change in the use of the Lodge which was a part of the Ravines Holding, LLC property. This proposal was denied by the Planning Commission in May. The matter was withdrawn by the Clay County Board of County Commissioners.

Charles Houston resigned from the Board in July. B.J. Hayden was elected as President and Jay Barnard was selected as Vice President.

The Board approved a 10% increase in assessments for all single-family homes and the Greenside Townhomes in the 2016 budget.

All Board members currently serving ran unopposed for their seats at the annual election. B.J. Hayden was elected President, Jay Barnard was elected Vice President, Dave Herron was elected Secretary, and Judy Peterson was elected Treasurer. Because there was not a quorum at the annual meeting, the 2016 budget was not approved, and the Board continued to operate under the 2015 budget. The increase in assessments remained in effect as previously voted on by the Board at the September meeting.

Sean Murrell of Murrell Law, LLC and Josh Martin with Davis, Broussard, Martin, Barnard, Steger, Attorneys-at-Law, PLLC were hired for document revision.

## **2016**

Craig Wagener was elected by the Board to fill the remainder of the Seat 4 term due to the resignation of Audra Watts.

A recommendation was made by the Documents Committee regarding amending the Bylaws and Articles of Incorporation. No action was taken.



Sean Murrell and Josh Martin decided not to continue as attorneys for the association for the document revision. A search committee will make recommendations on a new law firm to represent the association on this matter.

Dave Herron resigned from the Board as the representative of Seat 2.

The Board for 2017 includes B.J. Hayden, President; Charles Houston, Vice President; Kitty Tucker, Secretary; and Judy Peterson, Treasurer. Other Board members include Craig Wagener, Fran McKeithan, and April Fisher.

## **2017**

Larry Lloyd applied to fill Seat 2, which was vacant, and the Board accepted his application.

The Crabtree Group was accepted as the new attorneys for document revision. After the unexpected death of Mr. Crabtree with the Crabtree Group, the Board engaged Mr. Terry Moore with Gray Robinson and approved a retainer fee of \$7500.

6 Pet Sanitation Stations were installed throughout the community so that residents can pick up after their pets and properly dispose of the waste.

The informational sign at the entryway was moved to the opposite side of the road and illuminated.

There was extensive damage throughout the community from Hurricane Irma. Many trees were down, a few houses flooded, and power was out for 3 days. Neighbors helped neighbors who were impacted by the storm. The bridge over Black Creek on 218 was ruled unsafe and residents were inconvenienced for many weeks until it could be reopened.

B.J. Hayden and Judy Peterson chose not to run for their seats on the Board and Linda Woods, Manager, retired. K.C. Yarbrough will be taking her place.

At the reconvene of the annual meeting the following Board members were introduced: April Fisher, Seat 1; Larry Lloyd, Seat 2; Rick Hoening, Seat 3; Craig Wagener, Seat 4; Charles Houston, Seat 5; Kitty Tucker, Seat 6; Fran McKeithan, Seat 7; and Jay Barnard was elected to represent Seat 9. Craig Wagener was elected President; Charles Houston, Vice President; Kitty Tucker, Secretary; and Rick Hoening, Treasurer.