
DEVONSHIRE AT KINGS RIDGE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DATE: 1/17/2023
TIME: 4:00 p.m.
LOCATION: Broadway Room - Kings Ridge Clubhouse
1900 Kings Ridge Blvd., Clermont, FL 34711

Minutes

1. **CALL TO ORDER:** The meeting was called to Order at 4:00 pm by Ron Wetmore.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, Jack Payne, and Ron Wetmore. Paul Hannon and Phyllis Ledbetter were not in attendance, and therefore, abstained from voting on all matters. Morgan Skrabalak, LCAM representing Leland Management was present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve the November 15, 2022 Board of Director Meeting minutes was made.
 - *Motion -* *Todd Denny*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - **Manager's Report** – Morgan Skrabalak
CAM discussed monthly report. There were zero resales for the month of December. The date of last community inspection was 1-11-23.
 - **Financial Report** – Mr. Payne read the financial summary for December 2022
Cash in Bank-Operating– \$19,185.18
Total Assets– \$116,564.82
Total Expenses (YTD Actual) - \$205,204.94
Association has a surplus of \$2,991.03
5. **COMMITTEES:**
 - **UPDATES**
 - Landscaping – Mr. Denny tabled discussion until New Business.
 - Architectural - Mr. Leaberry updated that 710 total applications were submitted and 694 were approved, making a 97.7% approval rate.
 - Welcome/Neighborhood Watch – Ms. Ledbetter was absent.
 - Master Board/Clubhouse Representative - Mr. Ascolese spoke on behalf of Mr. Hannon. He discussed the Master Clubhouse roof leaks. The extent of repairs will require an additional inspection which will take place soon.
 - Community Webpage Update – Mr. Zarcone confirmed there were 84 hits to the website.
 - Disaster - Mr. Denny reported there were no new disasters in the community.

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- DAMES - Ms. Larke confirmed there was a great turnout at the recent DAMES Outback luncheon with 24 people in attendance. The next luncheon is scheduled for March 16th at Miller's Ale House.

6. NEW BUSINESS:

- **DOWN TO EARTH LANDSCAPING DISCUSSION**

- Todd Denny informed the Members about the Down to Earth rate increase. Down to Earth cannot operate under current contract with current market conditions. The Board must bid out the current landscaping contract to other companies. Brack Leaberry and Todd Denny prepared a landscaping RFP to submit to interested parties. Jack Payne thanked both men for their efforts.

- **MASTER BOARD REPRESENTATIVE APPOINTMENT**

- A motion to appoint Paul Hannon as the Devonshire representative for the Master Board was made.
 - *Motion-* *Todd Denny*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*

7. ADJOURNMENT:

- A motion to adjourn the meeting at 4:38 pm was made.
 - *Motion-* *Todd Denny*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*
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APPROVED BY BOARD OF DIRECTORS ON 2/21/23

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager