
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

DATE: 12/16/2025
TIME: 4:00 PM
LOCATION: Kings Ridge Clubhouse
1900 Kings Ridge Blvd, Clermont, FL 34711

Approved Minutes

1. **CALL TO ORDER:** The meeting was called to Order at 4:00 pm by Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, John Denny, Brack Leaberry, and Jo Gamelli in attendance. Alberto Behar was absent and abstained from all voting. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve November 18, 2025, meeting minutes was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - **October Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – November 18, 2025*
 - b. *Community Inspection – November 17, 2025*
 - c. *There were zero resales recorded in the month of November.*
 - *The aged receivables totaled \$9,598.13 at the end of 11/30/25. Residents are encouraged to login to their resident portal at www.LelandManagement.com to view their balance. If you have any account issues, please contact residentsupport@lelandmanagement.com or call 407-781-1188 for assistance.*
 - December violations were suspended for the holidays.
 - **Financial Report** –John Denny
Mr. Denny reported on the November financials. The neighborhood is operating at a YTD deficit of \$689.78.
 - a. *Total Assets - \$255,713.90*
 - b. *Total Expenses (YTD) – \$239,428.87*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): Brack discussed the termination between DTE and Devonshire. Last week, the board met with the attorney to review the termination clause and develop a plan to ensure the community can transition to Dora Landscaping as quickly as possible.
- Architectural (Mr. Leaberry): There was one application submitted and approved in November.
- DAMES (Mr. Leaberry): The Holiday Social was a success with 48 residents in attendance.

6. NEW BUSINESS

Dora Landscaping Proposal Acceptance

- A motion was made to approve the proposal submitted by Dora Landscaping, with execution to occur at a future date to be determined upon signature, under the same terms as presented.:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jo Gamelli*
 - *All in Favor – none Opposed* *Motion Passes*

7. NEXT MEETING DATE: January 21, 2026, at 4:00 PM.

8. ADJOURNMENT:

- A motion to adjourn the meeting at 4:30 PM was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Todd Denny*
 - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the board of directors on 1/20/26.