

Devonshire Neighborhood Homeowners Association, Inc.

Organizational & Board of Directors Meeting

Minutes – March 27, 2018

1) Establish a Quorum

Present were Ron Wetmore, Mike Stich, Paul Hannon, Phyllis Ledbetter and Richard Callahan. Barbara Rights represented Sentry Management.

2) Call Meeting to Order

The meeting was called to order at 3:49p.m. by Mr. Callahan following the 2018 Annual meeting.

3) Proof of Notice

Meeting notice was posted according to Florida Statutes at least 48 hours prior to the meeting.

4) Election of Officers:

Paul Hannon nominated Richard Callahan as President; seconded by Ron Wetmore, approved unanimously.

Ron Wetmore nominated Paul Hannon as Vice - President; seconded by Richard Callahan, approved unanimously.

Ron Wetmore nominated Phyllis Ledbetter as Treasurer; seconded by Paul Hannon, approved unanimously.

Richard Callahan nominated Ron Wetmore as Secretary; seconded by Paul Hannon, approved unanimously.

Michael Stich remains Director at Large.

Mr. Richard Callahan nominated the President, Vice President and Secretary of Devonshire as the Master Board voting members; seconded by Ron Wetmore, approved unanimously.

Mr. Callahan motioned to retain the committee members same as 2017 and added a Social committee headed by Joyce Barr, seconded by Ms. Ledbetter, approved by all.

5) Approval of Minutes

Mr. Wetmore motioned to ratify the approval of February 27, 2018 minutes as presented; seconded by Mr. Hannon, carried unanimously.

6) Reports

a) Manager Report

- Accounts receivable were reviewed. Lot 3 is still being monitored while sporadic payments occur, but nothing towards the arrears.
- Property inspections were conducted in February.

b) Financial Report

Ms. Ledbetter delivered the financial summary for February 2018 (attached). No motion needed.

c) Committee Reports

➤ Architectural

- I. Mr. Whaley reported all ARB applications should be signed by Devonshire's ARC before they are submitted to the Master for review.
- II. Discussion still occurring regarding venting of garages; possibly utilizing garage door vents.

➤ Welcome

- I. Ms. Ledbetter noted we have one new neighbor and a tenant who has now become an owner.

➤ Neighborhood watch

- I. Medical alert vials were available for residents. Residents were reminded to post the alert sticker near the front door or window.

➤ Master Board – Mr. Ascolese:

- Mr. Ascolese reviewed the upcoming master meeting agenda and noted misinformation is being distributed regarding dismantling of committees.
- Mr. Ascolese asked for board input prior to the master meeting, so he may vote on behalf of Devonshire's preferences. It was agreed the Devonshire board will send Mr. Ascolese their input within the 48 hour board package window.

➤ Webmaster

Mr. Zarcone reported hits to the Devonshire webpage continue to grow. This month so far 596 hits have been logged. This represents continued growth since the webpages conception. Discussion on additional items to be listed followed.

➤ Disaster

Ms. Topel reported this committee will really gear up in May. She is working with Ms. Ledbetter to assure contact information on record is updated for all residents, especially snowbirds, to assure accurate call numbers are in place in case of an emergency.

➤ Landscaping / Irrigation

- Mr. Stich reported mulch installation change has occurred. Down to Earth just realized this weekend is Easter, so with the installation has been bumped to next weekend, April 6, 7, 8. Yards will be marked to indicate who received small nuggets vs. the larger ones. Some residents noted they wished to install their own. Discussion followed.

7) Old Business

None

8) New Business

Mr. Wetmore has been communicating with Jeff Banker, the Engineer, hired to conduct road condition review, comprise the RFP for overlay and later assist with bid comparisons.

9) Open Forum

- a) Social committee – the new committee and head Joyce Barr, reported the earliest availability for an event at the clubhouse is November 2nd, 4 to 9pm, a Friday. Discussion followed. It was agreed to take that date for the Holiday Party.
- b) Dames – Ms. Ledbetter reported last event, though a smaller group, was nice. The next event is planned for 9am on May 17, 2018 at First Watch; 2nd option is Keke's, in case the final constructions falls behind.
- c) Mr. Zarcone noted a page has been added to the website, "Notices". This can be used for short term notices to the community, All thanked him for adding this item.

10)Date for Next Meeting

Mr. Hannon noted the next meeting is set for April 24, 2018 at 4:30 pm.

11)Adjournment: motion by Mr. Hannon to adjourn approved by unanimous vote at 4:58pm.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved: _____

UNAPPROVED DRAFT