

Devonshire Neighborhood Homeowners Association, Inc.

Board of Directors Meeting

Minutes – April 24, 2018

1) **Establish a Quorum**

Present were Ron Wetmore via phone, 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 4:30p.m. by Mr. Callahan.

3) **Proof of Notice**

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

4) **Approval of Minutes**

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

5) **Reports**

a) **Manager Report**

- Accounts receivable were reviewed. Lot 3 status remains the same and is in mortgage foreclosure. Lot 63 did not receive coupons due the closing time in December overlapping with mail out of the coupons. Replacement coupons have been ordered and account will be straightened out in next 4 weeks.
- Information pertaining to Association's rights to request proof of insurance coverage was reviewed. Some questions arose and more information is to be obtained. Mr. Wetmore suggested we investigate if insurance coverage is available that would pay for any uncovered losses of an owners' home within Devonshire. Management will research availability and cost.

b) **Financial Report**

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

c) **Committee Reports**

➤ **Architectural**

- I. Mr. Whaley reported 2 ARB applications were denied because they sought approval for items not covered by the current guidelines. The Master ARC will not review such items.

- II. Mr. Whaley further noted there are still several dead tree limbs hanging in the front road trees. Landscape was asked to review any work to be done.

➤ **Welcome**

- I. Ms. Ledbetter noted she welcomed 1 new neighbor and is aware of another resident leaving soon.

➤ **Neighborhood watch**

- I. Ms. Ledbetter attended the Ambulance meeting, stating the ambulances are being moved from the fire house, however the fire truck always responds first and has EMT's on staff.

➤ **Master Board – Mr. Ascolese:**

- Mr. Ascolese is travelling. Mr. Callahan reported on his behalf.

➤ **Webmaster**

Mr. Zarcone reported hits to the Devonshire webpage continue to grow. Past month the website was visited 770 times. He also requested items of interest be emailed to him for posting.

➤ **Disaster**

Ms. Topel noted the guidelines for disaster response are being reviewed. She recommends the disaster team wear vests in order to be recognized as the disaster team during an event. She noted many residents did not know who was who during the last event. She found vests at a cost of \$5.49 each. **Motion by** Ms. Ledbetter to purchase 10 vests at a cost of \$5.49 each, plus tax and shipping; seconded by Mr. Callahan, approved by all.

➤ **Social**

Potluck dinner - reservation was made and confirmed for November 2, 2018 from 4pm to 9pm at the KingsRidge clubhouse.

Ms. Larke announced the next Dames meeting is set for May 17, 2018 at 9am, Keke's in Clermont.

➤ **Landscaping / Irrigation**

- Mr. Stich reported mulch installation is completed.
- Discussion followed regarding dead tree limbs and the need for removal. Estimates are to be obtained.

6) Old Business

Information gathered by management regarding the Associations right to request proof of home owners insurance was reviewed and discussed.

7) New Business

None

8) Open Forum

- a) Road work – a resident asked if the community will be allowed to vote whether or not roadwork is completed. The concern was raised because of the expense and traffic flow impact. Discussion followed. It was noted the Board will fulfill their fiduciary obligation and follow the engineer recommendations to assure proper common area care. Furthermore, the road project, if and when needed will be announced well in advance allowing for meetings and preparation for all. This project, depending on report, may be years away.
- b) Honey bees – a resident reported they had to contact a bee person, because a hive has formed inside the electrical box, possibly wall area, of their home. Just a warning that residents may want to watch out for swarming honey bees.
- c) Hornets – mention was made residents should watch for hornets and yellow jackets nesting inside their mailboxes. Starting now and through summer months, it is the time of year these insects like to build nests inside the mailboxes.

9) Date for Next Meeting

Mr. Hannon noted the next meeting is set for May 22, 2018 at 4:30 pm.

10)Adjournment: motion by Mr. Hannon to adjourn approved by unanimous vote at 5:49pm.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved:_____