

Devonshire Neighborhood Homeowners Association, Inc.

Board of Directors Meeting

Minute May 22, 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 April 24, 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 is all cleared up. Mr. Ascolese reported a court date is set for this Thursday on lot 3.
- Information pertaining to Pine Bore was briefly discussed.

b) Financial Report

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

c) Committee Reports

➤ Landscaping

- I. Mr. Stich announced that granular spreading will start next month.
- II. Hedge trimming and the fact this work is done in sections was discussed. Mr. Stich recommended anyone needing immediate attention place it on a work order.

➤ Architectural

- I. Mr. Whaley was not present – no report at this time.

➤ Welcome

- I. Ms. Ledbetter noted nothing to report this month.

➤ **Neighborhood watch**

- I. Ms. Ledbetter reported some homes are on the market for sale, one has already sold.

➤ **Master Board – Mr. Ascolese:**

- Mr. Ascolese reported the audit is complete and the Master association finished with \$13,000.00 on the master side and another \$23,000.00 plus on the clubhouse side. All is posted on the webpage.
- Reserve Advisors are reviewing the reserve items now and will have numbers for review this summer.
- East wing furniture – Center pedestal table bases are being changed out to 4 legs again for stability purposes. This change is to prevent tables from tipping over if someone leans on the top.
- Another summer project - the Ballroom area:
 - paint touch up; only touch up is being done, not a complete repaint.
 - June – new floors to be installed.
 - North Spa – will be changed to swipe card access to allow for afterhours shut down.
- Another topic at tomorrow's meeting will be funds for the former activity committee – The committee is asking funds be made readily available to them without additional approval since it is their budgeted money. He will request the Master board reconsider this as they should have to submit event outlines first before funds are spent.

➤ **Webmaster**

Mr. Zarcone reported Devonshire's' webpage was visited 630 times. Board noted the agenda is to be posted on the webpage prior to the meeting as well.

➤ **Disaster**

Ms. Topel they are now gearing up for the season.

➤ **Social**

No report at this time.

6) Old Business

None

7) New Business

- a) Ratify motion for tree branch trimming. Motion by Mr. Hannon to approve the email motion to accept the tree branch trimming bid from South Lake Tree Service for \$1,600.00 paid from operating; seconded by Mr. Stich, approved by all.

8) Open Forum

- a) Trees – Mr. Callahan reported on a meeting requested by 2 of the Aberdeen board members regarding bordering pine trees. Mr. Hannon, management and Mr. Callahan met with the members to discuss and review their concerns over some of the dead pine

trees along the border. Mr. Callahan gave information on Pine Bore Beetle and the following effects, which kills the trees. Further, it was noted that owners are responsible for maintenance and removal of trees at the rear of their homes. So far they have found 2 dead pine trees, but caution all to watch for signs of decline on their trees.

- b) Upcoming CD expiration – currently \$100,000.00 of the reserve fund is placed in a CD at a rate of %1.7%. Discussion followed whether or not the CD should be rolled over and if more funds should be placed in a CD too.
- c) Suspension of user rights – Mr. Callahan asks all approve to disconnect Brighthouse service on arrear accounts. Mr. Ascolese noted the master was not able to do so when bulk was provided by the master association since it was a bulk contract. Discussion followed. Management is to contract Brighthouse and find out if partial interruption with notification is possible. If it can be interrupted he wishes to have lot 3 service deactivated as soon as possible. All agreed to table this item until August, especially since the court date is right around the corner.
- d) Parcel Plats – Mr. Callahan went to the City and found that obtaining copies of individual plats costs \$0.15 each. He noted that plat plans are needed for ARB's and other items and suggest a binder with a copy of each plat be comprised from which owners' can made copies when needed. He requests the Board allow him to spend the monies to obtain these copies. Motion by Ms. Ledbetter to allow Mr. Callahan to obtain a copy of each plat within Devonshire at a cost of \$0.15 each; seconded by Mr. Stich, approved by all.

9) Date for Next Meeting

Mr. Callahan noted the next meeting is August, allowing for a summer break, same as last year. The next meeting is set for August 28, 2018 at 4:30 pm.

10)Adjournment: motion by Mr. Hannon to adjourn approved by unanimous vote at 5:23pm.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved: _____