

Devonshire Neighborhood Homeowners Association, Inc.

Board of Directors Meeting

Minutes August 28, 2018

1) Establish a Quorum

Present were Ron Wetmore and Paul Hannon via phone, Mike Stich, Phyllis Ledbetter and Richard Callahan were present. 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. Wetmore motioned to ratify the approval of May 22, 2018 minutes as presented; seconded by Mr. Hannon, carried unanimously.

5) Reports

a) Manager Report

- Accounts receivable were reviewed. Lot 3 status remains the same and is in mortgage foreclosure.
- Manger reported additional letters have been mailed to owners with tree issues in the rear yards. Board asked management to research and obtain discounted bids if removal of multiple trees can be scheduled at same time.

b) Financial Report

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

c) Committee Reports

➤ Landscaping

- I. Mr. Stich delivered an update on work schedule and summer duties Down to Earth has encountered.

➤ Architectural

- I. Mr. Whaley, in general discussion listed several of the items being reviewed by the master association. One item mentioned was the silicone filler in lieu of lumber in the driveway expansion seams. Discussion followed.

➤ Welcome

- I. Ms. Ledbetter greeted a new member in the neighborhood.

- II. She noted several neighbors are ill and cards and thoughts are appreciated.

➤ **Neighborhood watch**

- I. Ms. Ledbetter noted no updates at this time.

➤ **Master Board – Mr. Ascolese:**

- Mr. Ascolese reported both budgets are running favorable. The 2019 reserve study is scheduled to be finished next month. The proposed 2019 budget is being reviewed and completed for approval.
- All planned projects being considered were fully funded 2 to 3 years ago.
- 3 vendor bids are being sought for paving project, one being an overlay in the parking lot.
- Two other items still in the works: LED lights on the gate barrier arms and investigation into shade structures for the pool areas.

➤ **Webmaster**

Mr. Zarcone reported Devonshire's' webpage was visited 819 times.

➤ **Disaster**

Ms. Topel noted so far there has not been a storm.

➤ **Social**

November 2 is the date for the potluck gathering from 4pm to 9pm. Another is scheduled for February 15, 2019 from 2pm to 9pm.

➤ **Dames**

Last gathering was at Bob Evans. The next meetings are: September 29 – Tea in Oakland and end of October at Akina.

6) Old Business

Roads: Mr. Wetmore reported he has spoken with the Engineer. Bids are forthcoming and will be presented at the September meeting.

7) New Business

- a) Insurance Renewal – Motion by Mr. Wetmore to renew as presented; seconded by Mr. Stich, approved by all.
- b) Approve property coverage waiver – Motion by Mr. Hannon to forgo property coverage, as the community does not hold title to any property; seconded by Mr. Wetmore, approved by all.
- c) Set 2019 budget workshop – this date will be set later. Discussion followed on how and when to conduct a budget workshop.

8) Open Forum

- a) Annual consideration for staff – discussion followed and this item was tabled.
- b) Concern was expressed over the irrigation within Devonshire.

9) Date for Next Meeting

Mr. Callahan noted the next meeting is September 25, 2018 at 4:30 pm.

10)Adjournment: motion by Mr. Stich to adjourn approved by unanimous vote at 5:30pm.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved: _____

UNAPPROVED DRAFT