

Devonshire Neighborhood Homeowners Association, Inc.

Board of Directors Meeting

Minutes September 25, 2018

1) **Establish a Quorum**

Present were Paul Hannon, Phyllis Ledbetter and Richard Callahan were present. Barbara Rights represented Sentry Management. Ron Wetmore attended via phone. Mike Stich was absent.

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) **Pledge of Allegiance** – was led by Michael Whaley

5) **Ken Riley** of Remington in Kings Ridge gave a presentation of discussion and status reviews of the golf course; their approach of grounds care or more – lack thereof. Much discussion has occurred as maintenance requests have gone unanswered, which ultimately affects home values within Kings Ridge. Mr. Riley noted several communities have started caring for surrounding grounds but conversations are scheduled to occur with owners of the golf course. Members are asked to attend; again because of the impact non-maintenance will have on values.

6) **Approval of Minutes**

Mr. Hannon motioned to ratify the approval of August 28, 2018 minutes as presented; seconded by Mr. Callahan, carried unanimously.

7) **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. More arborist information was shared to be passed along to owners when needed.

b) Financial Report

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

c) Committee Reports

➤ Landscaping

- I. No report

➤ Architectural

- I. Mr. Whaley recapped conversations that took place regarding driveway seam fillers and the approval thereof. Some manmade alternatives are available which will not rot away or warp as wood does.

➤ Welcome

- I. Ms. Ledbetter met and welcomed a new couple today

➤ Neighborhood watch

- I. Ms. Ledbetter reported snowbirds are slowly returning. One neighbor sadly passed away and another resident has moved out.

➤ Master Board – Mr. Ascolese:

- Mr. Ascolese reported both budgets are running favorable and no increase is noted for 2019.
- Additional information on lot 3 was provided as well.

➤ Webmaster

Mr. Zarcone reported Devonshire's' webpage was visited 859 times.

➤ Disaster

No report at this time.

➤ 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

A tea gathering is scheduled for this Saturday. The October date is being reviewed.

8) Old Business

None

9) New Business

- a) Insurance waiver: Devonshire does not hold monies or account access and so with in past has waived Crime coverage. Motion by r. Hannon to waive crime coverage this year once more; seconded by Mr. Callahan, approved by all.

- b) Roads: Mr. Wetmore reported he has spoken with the Engineer. Bids are forthcoming and some updates should be available for the October. Mr. Wetmore also noted he is scheduled to return to Devonshire 10-6-2018.
Discussion regarding the upcoming Reserve fund CD maturity arose. This item is listed as on the agenda.
- c) Maturing Reserve Fund CD: More discussion followed. Motion by Mr. Hannon to cash the CD at maturity and hold funds in a money market account for now; seconded by Ms. Ledbetter, approved buy all.
- d) 2019 budget workshop – review of the initial proposed draft of the 2019 budget occurred. Discussion followed and it was agreed that no decision can be made until we have some road cost information. This matter is to be table until October.

10)Open Forum

- a) A big “thank you” was extended to Ken Riley for his golf course update.
- b) Discussion regarding the condition, height and non-care of the hedge and some trees bordering the golf course along the rear of homes on Cardigan. Discussion followed on whether or not the association should assist in the maintenance of this hedge. Many residents do not feel that is appropriate since it only affects the homes on Cardigan. The pointe was made that overall values can be affected. This topic remained unanswered and no resolution was found at this time.
It was agreed a study committee should review the maintenance issues, cost and impact on the community. The Study committee consists of: Board liaison Paul Hannon; Kathie Larke, Lynn Topel, Frank Zarcone and Les Stroup.

11)Date for Next Meeting

Mr. Callahan noted the next meeting is October 23, 2018 at 4:30 pm.

12)Adjournment: motion by Mr. Hannon to adjourn approved by unanimous vote at 5:56pm.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved:_____