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# DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

## BOARD OF DIRECTOR'S MEETING

**DATE:** 01/21/2025  
**TIME:** 4:00 PM  
**LOCATION:** Kings Ridge Clubhouse  
1900 Kings Ridge Blvd, Clermont, FL 34711

### Approved Minutes

1. **CALL TO ORDER:** The meeting was called to Order at 4:00 pm by Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, Jack Payne, Brack Leaberry, and John Denny in attendance. Alberto Behar was absent and abstained from all voting. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
  - A motion to approve the November 19, 2024, meeting minutes was made:
    - *Motion -* *Brack Leaberry*
    - *Second-* *Jack Payne*
    - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
  - **December Manager's Report** –Morgan Skrabalak
    - a. *Board of Director's Meeting – Canceled*
    - b. *Community Inspection –12/13/24*
    - c. *There were zero resales recorded for the month of December.*
  - *The aged receivables were \$1,237.38 at the end of 12/31/24. Residents are encouraged to login to their resident portal at [www.LelandManagement.com](http://www.LelandManagement.com) to view their balance. If you have any account issues, please contact [residentsupport@lelandmanagement.com](mailto:residentsupport@lelandmanagement.com) or call 407-781-1188 for assistance.*
  - January violation report was forwarded to the board for review.
  - **Financial Report** –John Denny

Mr. Denny reported on the December financials. The neighborhood is operating at a YTD deficit of \$1,487.81.

    - a. *Total Assets - \$197,986.42*
    - b. *Total Expenses (YTD) – \$242,327.81*

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### 5. COMMITTEES:

- Landscaping (Mr. Leaberry): Down to Earth crew is still on the winter schedule with mowing every other week. Mulch will be installed mid-February by Florida Mulch. Discussion has started regarding the underground irrigation infrastructure repairs. Per attorney's opinion, the underground irrigation infrastructure on a resident's property, on the resident side of the irrigation valve, is owned by the resident, and is responsible for these types of repairs. These repairs are not covered by the current landscape contract. Since multiple homes are served by a single irrigation valve, a break in a valve will affect the water pressure of all homes on the circuit (irrigation water pressure). Therefore, the Devonshire board is going to need to capture additional revenue (via a small increase in monthly assessments) starting in 2026 to cover these future costs. The repair costs incurred in 2025 will be paid from reserves.
- Architectural (Mr. Leaberry): There were four applications submitted in the past thirty days, and all were approved.
- Neighborhood Networking (Mr. Leaberry): It was reported from two Wellington representatives that sales in KRCA are slowing. There are several factors responsible for the decline in KRCA sales to include higher HOA fees, and an aging community. Potential buyers are not aware of what the HOA dues in KRCA really include.
- Neighborhood Welcome and DAMES (Ms. Larke): There were no new owners to welcome this month. The DAMES had a successful luncheon on Monday, January 20<sup>th</sup> at Longhorn Steakhouse. The next DAMES social will be at Oakwood Smokehouse on February 25, 2025, at 11:00 AM.
- KRCA Representative (Mr. Hannon): Mr. Hannon will post the full KRCA report to the neighborhood website. The 2025 Annual Members Meeting is January 22, 2025. The organizational board meeting will follow adjournment of the Annual Meeting. There are a lot of pending projects in KRCA. KRCA does have adequate funds for the projects in reserves.
- Community Webpage (Mr. Huey): There were 470 hits on the website last month. The website is updated weekly.
- Neighborhood Watch (Ms. Bellucci): There was an incident on January 19<sup>th</sup> where a resident left their garage door open. The committee tried contacting the resident, but they couldn't be reached. They realized the door was unlocked and the individual was transported to a local facility. The resident forgot to lock his house and close the garage door. It is important for all residents to complete their Neighborhood Watch form with emergency contact information.

### 6. NEW BUSINESS:

#### Notice of MRTA Document Preservation

- A motion was made to approve the Notice prepared by Association Attorney to proceed with preserving Devonshire Neighborhood Association's documents for an additional thirty years0.
  - *Motion-* *Brack Leaberry*
  - *Second-* *Jack Payne*
  - *All in Favor – None Opposed* *Motion Passes*

#### Underground Irrigation Break at 3718 Kingswood Ct

- A motion was made to approve the \$428.00 invoice from Down to Earth to repair the irrigation break at 3718 Kingswood Ct to be paid from reserves.
  - *Motion-* *Brack Leaberry*
  - *Second-* *John Denny*
  - *All in Favor – None Opposed* *Motion Passes*

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## 2025 Potluck Update

- A motion was made to approve funds for the social committee in the amount of \$300.00 to be allotted for the Spring Fling Potluck on March 21, 2025, from 5-8 PM.
  - *Motion-* *Todd Denny*
  - *Second-* *Brack Leaberry*
  - *All in Favor – None Opposed* *Motion Passes*

## CD Maturity Notice

- A motion was made to approve the reinvestment of the CD that matured on 1/18/25 to roll-over for an additional 12-months at the best available rate.
  - *Motion-* *Jack Payne*
  - *Second-* *John Denny*
  - *All in Favor – None Opposed* *Motion Passes*

## 7. ADJOURNMENT:

- A motion to adjourn the meeting at 5:23 PM was made:
  - *Motion -* *Jack Payne*
  - *Second-* *John Denny*
  - *All in Favor – none Opposed* *Motion Passes*

**Approved by the Board of Directors on 2/18/25.**

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager