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# DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

## BOARD OF DIRECTORS' MEETING

**DATE:** 4/21/2026  
**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, Brack Leaberry, John Denny, and Jo Gamelli 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 March 17, 2026, organizational meeting minutes was made:
    - *Motion -* *Brack Leaberry*
    - *Second-* *John Denny*
    - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
  - **March Manager's Report** –Morgan Skrabalak
    - a. *Annual and Board of Directors' Meeting – March 17, 2026*
    - b. *Community Inspection – March 16, 2026*
    - c. *There was one (1) resale(s) recorded in the month of March.*
  - *The aged receivables totaled \$8,072.39 at the end of 3/30/26. 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.*
  - A motion was made to proceed with sending April violation letters per the board's recommendations via email:
    - *Motion -* *Brack Leaberry*
    - *Second-* *John Denny*
    - *All in Favor – none Opposed* *Motion Passes*
  - **Financial Report** –John Denny  
Mr. Denny reported on the March financials. The neighborhood is operating at a YTD surplus of \$9,814.27.
    - a. *Total Assets - \$145,977.47*
    - b. *Total Expenses (YTD) – \$62,299.88*

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### 5. PREVIOUS BUSINESS

#### Age Affidavit Updates

- Brack Leaberry provided an update on the age affidavit project, reporting that 85 of the 90 residents have submitted their updated age affidavit forms. Based on the information received, the Devonshire Neighborhood remains in compliance with the 80/20 rule.

#### Replacement of landscaping in common area cul-de-sacs

- A motion was made to approve Dora Landscaping's estimate #7536 in the amount of \$2,591.00 for the replacement of landscaping in the community's cul-de-sacs.:
  - *Motion -* *Brack Leaberry*
  - *Second-* *Jo Gamelli*
  - *All in Favor – none Opposed* *Motion Passes*

### 6. NEW BUSINESS

#### Landscaping deadline for residents

- A motion was made to establish a deadline for residents affected by the hard freeze to address dead plant material. All dead plants must be removed by May 31. Replacement landscaping must, at a minimum, consist of a hedge line in the front yard and be installed no later than November 1<sup>st</sup>:
  - *Motion -* *Brack Leaberry*
  - *Second-* *John Denny*
  - *All in Favor – none Opposed* *Motion Passes*

### 7. Waiver Request – 1715000101

- A motion was made to deny the waiver request for account ending in \*\*\*0101:
  - *Motion -* *John Denny*
  - *Second-* *Brack Leaberry*
  - *All in Favor – none Opposed* *Motion Passes*

### 8. COMMITTEES:

- Landscaping (Mr. Leaberry): Brack provided an update on landscaping, noting that Dora Landscaping has begun its weekly mowing schedule. However, no mowing took place this week due to current drought conditions. Homeowners are reminded to submit a work order for any landscaping concerns.
- Architectural (Mr. Leaberry): There was one application submitted in April. Residents should contact Brack with any questions regarding the ACC submission process.
- DAMES (Ms. Larke): The next DAMES Luncheon is scheduled for May 1<sup>st</sup> at Goombas.
- KRCA Board Rep (Mr. Hannon): Mr. Hannon provided a brief overview of KRCA updates. The board adopted a policy regarding Federal Housing Act accommodations. Additionally, the Board approved several proposals, including the installation of a new pool pump, diffusers, and a compressor at the North Spa. The next KRCA Board Meeting is scheduled for Wednesday, April 22 at 9:00 AM.

### 9. NEXT MEETING DATE: May 19, 2026, at 4:00 PM.

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## 10. ADJOURNMENT:

- A motion to adjourn the meeting at 5:10 PM was made:
  - *Motion -* *Brack Leaberry*
  - *Second-* *Todd Denny*
  - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the board of directors on 05/19/26.