
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

DATE: 04/16/2024
TIME: Immediately Following the Special Meeting
LOCATION: Broadway Room - Kings Ridge Clubhouse
1900 Kings Ridge Blvd, Clermont, FL 34711

Minutes

1. **CALL TO ORDER:** The meeting was called to Order at 4:23 pm by Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, Alberto Behar, Jack Payne, John Huey, and Brack Leaberry in attendance. Morgan Skrabalak and Valerie D'Ambrosio representing Leland Management were also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve the March 19, 2024 meeting minutes was made:
 - *Motion -* Jack Payne
 - *Second-* John Huey
 - *All in Favor – none Opposed* Motion Passes
4. **REPORTS:**
 - **March Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – 3/19/24*
 - b. *Community Inspection – 3/14/24*
 - c. *There were zero resales recorded for the month of March.*
 - A motion was made to proceed with sending violation notices per CAM's April inspection report:
 - *Motion -* John Huey
 - *Second-* Brack Leaberry
 - *All in favor - none Opposed* Motion Passes
 - **Financial Report** –John Huey
Mr. Huey reported on the March financials. The neighborhood is operating at a YTD surplus of \$2,444.21
 - a. *Total Assets - \$160,398.29*
 - b. *Reserves Total (as of 3/31/24)- \$127,279.82*
 - c. *Total Expenses (YTD) – \$58,855.55*
5. **COMMITTEES:**
 - Landscaping (Mr. Leaberry): Weekly mowing has begun. High nitrogen/liquid fertilizer was applied last month. Granular/slow release fertilizer treatment will begin mid-May. Please reach out to DTE for irrigation repairs. Remember to submit a work order for any landscaping concerns.
 - Architectural (Mr. Leaberry): There were two applications submitted this month. Both applications will be reviewed tomorrow morning at the ACC meeting.

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- Master Board/Clubhouse Representative (Mr. Hannon): The Master Board met on 2/28. Both KRCA budgets are running on a surplus. The board is working on securing bids to fix the issues on the sports courts. They also approved a bid to trim the KRCA common area trees. 13 computers were approved for purchase. The next KRCA board meeting is March 27, 2024 at 9 AM.
- DAMES (Ms. Larke): The next event is scheduled for June 16th at The Salt Shack.. Details to follow.

6. PREVIOUS BUSINESS:

Neighborhood Signs

Mr. Leaberry provided an Overview of the Legal Opinion prepared by Association Attorney, Frank Ruggieri, on the liability exposure regarding Neighborhood signs. The Legal Opinion will be posted on the Devonshire Website.

7. NEW BUSINESS:

MRTA

- A motion was made to continue the process of preserving the governing documents of Devonshire Neighborhood Association, Inc.:
 - *Motion-*
 - *Second-*
 - *All in Favor – none Opposed*

*Todd Denny
Jack Payne
Motion Passes*

8. ADJOURMENT:

- A motion to adjourn the meeting at 5:14 PM was made:
 - *Motion -*
 - *Second-*
 - *All in Favor – none Opposed*

*Jack Payne
Alberto Behar
Motion Passes*

X _____
Director Date

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager