
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

DATE: 2/17/2026
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 Alberto Behar, and Jo Gamelli in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve January 20, 2026, meeting minutes was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - **January Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – January 20, 2026*
 - b. *Community Inspection – January 16, 2026*
 - c. *There were zero (0) resale(s) recorded in the month of January.*
 - *The aged receivables totaled \$5,375.70 at the end of 1/31/26. Residents are encouraged to login to their resident portal at www.LelandManagement.com to view their balance. If you have any account issues, please contact residentsupport@lelandmanagement.com or call 407-781-1188 for assistance.*
 - A motion was made to proceed with sending February violation letters per the community inspection on February 16, 2026:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
 - **Financial Report** –John Denny
Mr. Leaberry reported on the January financials. The neighborhood is operating at a YTD deficit of \$172.71.
 - a. *Total Assets - \$272,582.44*
 - b. *Total Expenses (YTD) – \$23,376.76*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): Brack provided an update on the termination process between DTE and Devonshire. Devonshire has scheduled a meeting with DTE senior leadership on Tuesday, February 24 at 10:30 AM to discuss the contract. The Board is seeking clear language defining what constitutes termination and hopes to receive that clarification from Down to Earth at the meeting.
- Architectural (Mr. Leaberry): There were two applications submitted and approved in January.
- DAMES (Ms. Larke): The next DAMES Luncheon will be held on February 27, 2026, at Outback. The Potluck planning is well underway for March 21, 2026.
- KRCA Board Rep (Mr. Hannon): Mr. Hannon provided a brief overview of KRCA updates. The Annual Meeting and Board of Directors Meeting were held on January 28. All five proposed amendments passed unanimously. The officer positions remain the same as last year. Financial results are positive for 2025. A Board planning workshop for future projects is scheduled for February 18. On February 19, Lake County will host a town hall meeting at the clubhouse to discuss the Hartwood Marsh project, which includes installation of a perimeter wall and road widening. The next KRCA Board Meeting is scheduled for Wednesday, February 25 at 9:00 AM.
- Disaster (Mr. Denny): Florida experienced a significant hard freeze last month. Residents are encouraged to monitor their landscaping but wait to take action until temperatures warm, as much of the affected vegetation may recover. The Board also discussed potential challenges with post-freeze recovery, noting that some residents may be unable to remove or replace damaged landscaping due to financial or mobility constraints.

6. NEW BUSINESS

Proposal, consideration of, discussion of, and voting on converting fees to an assessment for the following parcel: *3651 Kingswood Court

- A motion was made to approve converting the outstanding electric charges to a special assessment for the parcel located at 3651 Kingswood Court in the amount of \$459.00, representing electric expenses from SECO previously paid by the Association. The motion further authorizes the Association to special assess the homeowner for any future SECO electrical invoices paid by the Association for this parcel in order to obtain reimbursement.

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| ○ <i>Motion -</i> | <i>Brack Leaberry</i> |
| ○ <i>Second-</i> | <i>Alberto Behar</i> |
| ○ <i>All in Favor – none Opposed</i> | <i>Motion Passes</i> |

7. NEXT MEETING DATE: March 17, 2026, at 4:00 PM (Annual Meeting).

8. ADJOURNMENT:

- A motion to adjourn the meeting at 4:57 PM was made:

○ <i>Motion -</i>	<i>Brack Leaberry</i>
○ <i>Second-</i>	<i>John Denny</i>
○ <i>All in Favor – none Opposed</i>	<i>Motion Passes</i>

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager