
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS

ORGANIZATIONAL MEETING

DATE: 3/17/2026
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 4:04 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. **NOMINATE AND RATIFY THE OFFICERS AND DIRECTORS OF THE ASSOCIATION**
 - A motion to appoint Todd Denny as President of the association was made:
 - *Motion -* *John Denny*
 - *Second-* *Brack Leaberry*
 - *All in Favor – none Opposed* *Motion Passes*
 - A motion to appoint Brack Leaberry as Vice President of the association was made:
 - *Motion -* *Todd Denny*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
 - A motion to appoint John Denny as Treasurer of the association was made:
 - *Motion -* *Todd Denny*
 - *Second-* *Brack Leaberry*
 - *All in Favor – none Opposed* *Motion Passes*
 - A motion to appoint Jo Gamelli as Secretary of the association was made:
 - *Motion -* *Todd Denny*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
 - Alberto Behar as the Director at Large.
4. **APPROVAL OF THE MINUTES:**
 - A motion to approve February 17, 2026, meeting minutes was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*

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5. REPORTS:

- **January Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – February 17, 2026*
 - b. *Community Inspection – February 16, 2026*
 - c. *There were zero (0) resale(s) recorded in the month of February.*
- *The aged receivables totaled \$5,953.62 at the end of 2/28/26. 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 March violation letters per the board's recommendations via email:

- | | |
|--------------------------------------|-----------------------|
| ○ <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> |

- **Financial Report** –John Denny

Mr. Denny reported on the February financials. The neighborhood is operating at a YTD surplus of \$4,742.42.

- a. *Total Assets - \$288,576.52*
- b. *Total Expenses (YTD) – \$44,791.68*

6. COMMITTEES:

- **Landscaping (Mr. Leaberry):** Brack thanked everyone for attending the DTE termination meeting. The meeting went very well, and the COO approved the termination agreement between Devonshire and Down to Earth. The Down to Earth contract will terminate on March 30th, and Dora Landscaping will begin servicing the community on April 1st. Dora will service the community in zones, and a service map with dates for each zone will be posted on the community webpage. They have also shared a proactive program for resident replacement plantings for those wishing to replace freeze-damaged plants. Residents must submit the completed Frost Damage Plant Replacement Form along with payment to Dora on April 1st between 10:00 AM – 1:00 PM.
- **Architectural (Mr. Leaberry):** There was one application submitted and approved in March. Residents should contact Brack with any questions regarding the ACC submission process.
- **DAMES (Ms. Larke):** The Potluck is this weekend, March 21, 2026.
- **KRCA Board Rep (Mr. Hannon):** Mr. Hannon provided a brief overview of KRCA updates. The financials are in line with the budget. The board approved several projects, including crepe myrtle trimming and exterior clubhouse door replacements. Additionally, the board approved the formation of a new ad hoc committee for the sports courts, specifically focused on bocce and basketball, and confirmed the new committee assignments. The next KRCA Board Meeting is scheduled for Wednesday, March 25, at 9:00 AM.
- **Neighborhood Watch (Ms. Bellucci):** One new resident has moved into the community; however, they previously lived in Devonshire. The committee has received their emergency contact card.

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7. NEW BUSINESS

Replacement of landscaping in common area cul-de-sacs

- The board discussed replacement options for the Turnbridge Ct and Kingswood Ct cul-de-sacs. CAM will contact vendors to prepare proposals to review at next month's meeting.

Paint Project

- Jo provided an update on the paint project. Things are going well and the project is on track. Residents must remove all items from your front and back porches and anything near the house (like hose racks) unless you'd like them painted. Residents should avoid using your front door while the plastic paint wrap is in place. Please don't remove anything the painters have set up – doing so can slow down the project.

8. **NEXT MEETING DATE:** April 21, 2026, at 4:00 PM.

9. ADJOURNMENT:

- A motion to adjourn the meeting at 4:59 PM was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jo Gamelli*
 - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the Board of Directors on 4/21/26.