

DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

DATE: 09/17/2024
TIME: 4:00 PM
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 4:00 pm by Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, Jack Payne, John Huey, and Brack Leaberry in attendance. Morgan Skrabalak representing Leland Management was also present. Alberto Behar was absent from the meeting and abstained from all voting.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve the May 21, 2024, meeting minutes was made:
 - *Motion -* Jack Payne
 - *Second-* Brack Leaberry
 - *All in Favor – none Opposed* Motion Passes
4. **REPORTS:**
 - **June, July, and August Manager's Report Recap** –Morgan Skrabalak
 - a. *Board of Director's Meeting – N/A*
 - b. *Community Inspection – N/A*
 - c. *There were two resales recorded for the months.*
 - A motion was made to proceed with sending violation notices based on CAMs inspection report:
 - *Motion -* John Huey
 - *Second-* Jack Payne
 - *All in favor - none Opposed* Motion Passes
 - **Financial Report** –John Huey
Mr. Huey reported on the August financials. The neighborhood is operating at a YTD surplus of \$1,084.68.
 - a. *Total Assets - \$178,621.14*
 - b. *Reserves Total (as of 8/31/24)- \$145,232.99*
 - c. *Total Expenses (YTD) – \$159,507.07*
5. **COMMITTEES:**
 - Landscaping (Mr. Leaberry): A detailed landscaping report was posted on the neighborhood website. There's been significant depletion in lawn conditions over the last month. The site Supervisor from DTE was in the community to inspect the property, and there was a soil sample sent to the University of Florida. It was determined there is a type of root rot prevalent in the neighborhood. DTE is committed to repairing the

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damaged lawns with fungicide and weed treatment. The lawns will be treated with heavy nitrogen in the first week of October to encourage top growth. Improvement is expected to take notice mid to late October.

- Architectural (Mr. Leaberry): The neighborhood street signs and posts have been refreshed. New safety signs were installed to increase neighborhood safety. Residents who would like to make any exterior changes should submit an ACC application at the Clubhouse.
- Master Board/Clubhouse Representative (Mr. Hannon): KRCA continued to meet throughout the summer months, minus July. KRCA updates were posted on the website. August 28th was the last KRCA board meeting. The board spoke with the representative from Hoover Pumping System who advised of the irrigation concerns throughout KRCA. The pressure level is dropping due to build up in the ponds. The board approved the purchase of a flow-system to increase irrigation pressure. Utilities were also discussed at the last KRCA meeting. SECO increases are expected to begin October 2024 with another large increase in October 2025. KRCA will host their Garage Sale on Saturday, November 2nd beginning at 8:00 AM. The next meeting is a budget workshop scheduled for September 19, 2024, at 9:00 AM. Residents are welcome to attend.
- Disaster (Mr. Denny): Mr. Denny reminded residents to keep an eye on the Weather Channel since it is the heart of Hurricane season. Stay vigilant.
- Neighborhood Watch (Ms. Bellucci): The neighborhood has nine neighborhood watch Captains. Residents need to complete a contact form and give it to their assigned Captain. Captains will contact the emergency contacts if there is an emergency.
- DAMES (Ms. Larke): The next luncheon will be held at Grace O'Malley's Public House on October 10, 2024, at 11:00 AM. E-mail invites were sent, and flyers were available at the meeting.

6. PREVIOUS BUSINESS:

MRTA Preservation Notice

- A motion was made to approve Frank Ruggeri's recommendation to proceed with drafting the MRTA Preservation Notice for Devonshire Neighborhood's Declaration, Bylaws, and Articles:
 - *Motion-* *Brack Leaberry*
 - *Second-* *John Huey*
 - *All in Favor – none Opposed* *Motion Passes*

7. NEW BUSINESS:

Board Member Resignation

John Huey resigned from his position as Treasurer of Devonshire Neighborhood Association. A new board member will be appointed at the October board meeting.

Speeding Presentation

John Huey shared a short presentation which detailed the impact of speeding in the neighborhood.

Emergency Tree Removal

- A motion was made to proceed with removal of the partially damaged tree on the common area as per DWC's recommendations - not to exceed \$3,000.00.
 - *Motion-* *John Huey*
 - *Second-* *Brack Leaberry*
 - *3 in Favor – Jack Payne Opposed* *Motion Passes*

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2025 Budget Discussion

Paul Hannon, Jack Payne, and John Denny volunteered to review the 2025 budget based on the draft version sent to the board.

8. ADJOURMENT:

- A motion to adjourn the meeting at 5:21 PM was made:

- *Motion -*
- *Second-*
- *All in Favor – none Opposed*

Brack Leaberry

John Huey

Motion Passes

X _____
Director Date

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager