# BOARD OF DIRECTORS MEETING

**DATE**: 10/20/2026
**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 and John Denny in-person and Brack Leaberry and Alberto Behar present via teleconference. There is one board vacancy. Morgan Skrabalak representing Leland Management was also present.

3. **APPROVAL OF THE MINUTES:**
   - A motion to approve September 15, 2026, meeting minutes was made:
     - *Motion -* *John Denny*
     - *Second-* *Alberto Behar*
     - *All in Favor – none Opposed* *Motion Passes*

4. **REPORTS**:
   - **Manager's Report** –Morgan Skrabalak
     a. *Board of Directors Meeting – September 15th*
     b. *Community Inspection – September14th*
     c. *There were zero (0) resale(s) recorded in the month of September.*
     d. *The aged receivables totaled* $12,688.18 *at the end of 9/30/26. 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.*

   - **Financial Report** –John Denny

   Mr. Denny reported on the September financials. The neighborhood is operating at a YTD operating surplus of $299.82.
     a. *Total Assets - $124,070.03*
     b. *Total Expenses (YTD) – $207,355.88*



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5. **NEW BUSINESS**

2027 Budget and Assessment Approval

- A motion was made to approve the budget as presented with an annual assessment income of $285,120.00 and a monthly assessment of $264.00 per homesite:
  - *Motion -* *Alberto Behar*
  - *Second-* *Brack Leaberry*
  - *All in Favor – none Opposed* *Motion Passes*

2027 Management Fee Approval

- A motion was made to approve the 2027 management fee in the amount of $8,400.00:
  - *Motion -* *John Denny*
  - *Second-* *Brack Leaberry*
  - *All in Favor – none Opposed* *Motion Passes*

Board of Directors and Officer Appointment

- Todd Denny announced Jo Gamelli's resignation from the board of directors. A motion was made to appoint Tom Gillis to the Board of Directors to fill Jo Gamelli's remaining term and seat as Secretary which will expire in March 2028:
  - *Motion -* *Todd Denny*
  - *Second-* *John Denny*
  - *All in Favor – none Opposed* *Motion Passes*
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6. **COMMITTEES:**

- Landscaping (Mr. Leaberry): Brack reported that the landscaping crew applied a high-nitrogen fertilizer, along with weed and insect treatments, during the first week of October. The crew will begin the TARR treatment in late October.
- Architectural (Mr. Leaberry): There were four applications submitted and approved since the last meeting. Residents should contact Brack with any questions regarding the ACC submission process.
- Neighborhood Welcome and DAMES (Ms. Larke): Kathie reported that there are no new homeowners to welcome at this time, although one property is scheduled to close at the end of October. The next DAMES luncheon will be held at Beef 'O' Brady's on November 5. The holiday social has been rescheduled to December 5, and the annual potluck is scheduled for February 20. The community will hold a Veterans Day pledge on November 11 at 10:30 a.m., with coffee and donuts provided. Volunteers interested in helping plan the annual potluck are invited to meet at Kathie's house following the Veterans Day event.
- KRCA Board Rep (Mr. Hannon): Mr. Hannon provided updates from the September KRCA meeting regarding several ongoing matters. Pedestrian road striping throughout the association was discussed, with Devonshire being one of two communities that have not striped their roads. The roads have not been striped since 2019, and the Board intends to maintain the current condition, as the governing documents do not require road striping. As a general safety reminder, pedestrians should walk facing oncoming traffic. Another topic discussed was the requirement for residents to carry their ID badges while using the clubhouse facilities. Management is checking to ensure residents have their badges with them. The KRCA Board is also considering amendments to its guest and companion rules and regulations that would require residents to accompany their guests when using the facilities. Paul requested feedback from the Devonshire Board on this



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proposed change. The Devonshire Board agreed with Paul's position that guests should not be required to be accompanied by the homeowner, provided they are registered at the clubhouse and are visiting a homeowner within the community. The next Board of Directors Meeting is scheduled for Wednesday, October 28, 2026, at 9:00 AM.

- Neighborhood Watch (Ms. Bellucci): The committee has appointed a new block captain to assist with Neighborhood Watch. Residents need to complete an updated form with current contact information so the captains are aware of who to contact in case of emergency.

7. **NEXT MEETING DATE:** November 17, 2026, at 4:00 PM.

8. **ADJOURMENT:**
   - A motion to adjourn the meeting at 4:49 PM was made:
     - *Motion -* *John Denny*
     - *Second-* *Tom Gillis*
     - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the board of directors on 11/17/26.



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