
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DATE: 02/18/2025
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, Jack Payne, Brack Leaberry, John Denny, and Alberto Behar in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve the January 21, 2025, meeting minutes was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - **December Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – 01/21/25*
 - b. *Community Inspection –01/17/25*
 - c. *There were no resales recorded in the month of January.*
 - *The aged receivables were \$1,781.03 at the end of 01/31/25. 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.*
 - February violation report was forwarded to the board for review.
 - **Financial Report** –John Denny

Mr. Denny reported on the January financials. The neighborhood is operating at a YTD surplus of \$1,735.08.

 - a. *Total Assets - \$223,497.18*
 - b. *Total Expenses (YTD) – \$20,429.51*

- A motion was made to approve the 2024 Audited CPA financials, and approval of the IRS tax payment of \$1,146.00 for the 2024 tax year.

 - *Motion-* *John Denny*
 - *Second-* *Jack Payne*
 - *All in Favor – None Opposed* *Motion Passes*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): Down to Earth crew is still on the winter schedule with mowing every other week. January plant and shrub fertilizer was applied. Iron was also applied to jumpstart the greening process. Mulch will be installed mid-March by Florida Mulch. 2025 tree pruning will be completed by DWC Outdoors. The trees will be lifted 15 feet, and canopy pruning will take place to reduce any risk factors caused by loose branches from the Hurricane.
- Architectural (Mr. Leaberry): There were two applications submitted in the past thirty days. 1 application was approved, and the other application required additional information. Please contact Brack Leaberry for assistance if you are planning to submit an ACC application.
- Neighborhood Networking (Mr. Leaberry): Mr. Leaberry did not attend the monthly networking meeting, however, the minutes reflect that there was additional discussion on responsibility of underground irrigation infrastructure.
- Neighborhood Welcome and DAMES (Ms. Larke): There were no new owners to welcome this month. The next DAMES social will be at Oakwood Smokehouse on February 25, 2025, at 11:00 AM. Devonshire's potluck is on March 21, 2025, from 6pm-8pm. Please RSVP to 352-989-1116 if you plan to attend.

6. NEW BUSINESS:

Devonshire Neighborhood Cares Committee

- Teresa Leaberry and Monica Johnson are heading up an outreach committee to spread positivity and bring the neighborhood together. They have already sent birthday and sympathy cards to a few residents.

Devonshire Speeding

- Speeding is still an issue in the neighborhood. The board is researching options to reduce speeding. Some options include installation of speedbumps, or additional stop signs.

Annual Membership Meeting

- There are two board terms up for Election this year at the Annual Meeting on March 18, 2025. The terms are 3-year terms. The Annual Meeting mailing will be sent to all Members of the association with additional information.

7. ADJOURMENT:

- A motion to adjourn the meeting at 4:54 PM was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the board of directors on 3/18/25