
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

DATE: 04/15/2025
TIME: 4:00 PM
LOCATION: 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, 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 March 18, 2025, meeting minutes was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - **March Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – 03/18/25*
 - b. *Community Inspection –03/14/25*
 - c. *There were no resales recorded in the month of March.*
 - *The aged receivables were \$3,609.62 at the end of 03/31/25. 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.*
 - A motion to proceed with sending the April violation letters as presented was made:
 - *Motion -* *John Denny*
 - *Second-* *Brack Leaberry*
 - *All in Favor – none Opposed* *Motion Passes*
 - **Financial Report** –John Denny
Mr. Denny reported on the March financials.
 - a. *Total Assets - \$220,727.16*
 - b. *Total Expenses (YTD) – \$71,020.28*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): The Down to Earth crew will begin the weekly mowing schedule next week. The community trees are finishing their annual leaf drop. Leaf clean-up is underway. DTE will complete an additional granular fertilizer treatment at the end of April. Homeowners should submit a work order for any landscaping concerns.
- Architectural (Mr. Leaberry): There is a new irrigation modification form that is required for certain ACC applications. If the form is required, it will automatically print out with the homeowner's application. Please contact Brack Leaberry for assistance if you are planning to submit an ACC application.
- DAMES (Ms. Larke): Devonshire had a great turnout at the annual potluck. Huge thanks to everyone for making it a success. The next DAMES luncheon is May 1, 2025, at Cheeser's Palace in downtown Clermont.
- Neighborhood Networking (Mr. Behar): Mr. Behar discussed a few topics brought up at the last meeting. The discussions did not involve Devonshire. The primary discussion was focused on the Cambridge sink hole. The next meeting is May 1, 2025.
- KRCA Board Representative (Mr. Hannon): KRCA is doing well financially. Due to the age of the clubhouse, there are a few failing items. The A/C units overhead of the ballroom and main clubhouse will be replaced. The roof will also need replacement in the coming years. The tennis courts are still in the process of being repaired. The parking lot oak trees in KRCA will be replaced with Crepe Myrtle trees which was approved by the city. SECO announced that the pole price increase will reduce from 77% to 19%. The next KRCA board meeting is April 23, 2025, at 9:00 a.m.
- Neighborhood Cares (Ms. Leaberry): The committee is working to spread positivity and bring the neighborhood together. It is a support group for the neighborhood.

6. NEW BUSINESS:

Board Vacancy

- A motion to appoint Joanne Gamelli as the Secretary to fill the vacancy on the board of directors was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*

7. ADJOURMENT:

- A motion to adjourn the meeting at 4:57 PM was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Alberto Behar*
 - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the board of directors on May 20, 2025.