
DEVONSHIRE AT KINGS RIDGE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DATE: 2/21/2023
TIME: 4:00 p.m.
LOCATION: Monte Carlo - 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 Ron Wetmore.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Paul Hannon, Todd Denny, Jack Payne, Ron Wetmore, and Phyllis Ledbetter.
Morgan Skrabalak, LCAM representing Leland Management was present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve the January 17, 2023 Board of Director Meeting minutes was made.
 - *Motion -* *Todd Denny*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*

4. **REPORTS:**

- **Manager’s Report** – Morgan Skrabalak
CAM discussed monthly report. There were zero resales for the month of January. The date of last community inspection was 2-17-23.

- **Violation Discussion –**

- A motion to proceed with sending out violation notices for this month was made:
 - o *Motion-* *Todd Denny*
 - o *Second-* *Paul Hannon*
 - o *4 in Favor – Jack Payne Opposed* *Motion Passes*

*In the future, CAM will provide list of violations ahead of the monthly Board Meeting and violations will be approved to be sent at Meeting.

- **Financial Report** – Ms. Ledbetter read the financial summary for January 2023.
Cash in Bank-Operating– \$24,726.81
Total Assets– \$124,427.62
Total Expenses (YTD Actual) - \$17,528.13
Association has a surplus of \$730.77

5. **COMMITTEES:**

- **UPDATES**

- o Landscaping – Mr. Denny tabled discussion until New Business.

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- Architectural - Mr. Leaberry updated that 3 applications were submitted and 3 were approved. He encouraged residents to review the updated Kings Ridge ACC Guidelines.
- Welcome/Neighborhood Watch – Ms. Ledbetter advised residents to clean their mailboxes.
- Master Board/Clubhouse Representative - Mr. Hannon recapped on the January Master BOD Meeting. Changes to the Declaration, Bylaws, and Articles of Incorporation are underway. The minimum rental length has been updated to 5 months, and homeowners cannot rent their property in the first year of ownership. The Association has engaged a surveyor to review the entirety of the property to determine what entity is responsible for what. Several parcels are under discussion for change of ownership. More information to follow.
- Community Webpage Update – Mr. Zarcone confirmed there were 214 hits to the website.
- Disaster - Mr. Denny reported there were no new disasters in the community.
- DAMES - Ms. Larke reminded residents of the upcoming luncheon at Miller's Ale House on March 16th at 11:00 AM.

6. NEW BUSINESS:

- **MULCH**

- A motion to suspend mulch services in Devonshire Neighborhood for 2023 was made.
 - *Motion-* *Paul Hannon*
 - *Second-* *Todd Denny*
 - *All in Favor – none Opposed* *Motion Passes*

- **LANDSCAPING VENDOR SELECTION**

- A motion to accept the proposal from Down to Earth (\$91,800) with the exception that the CPI provision in the contract is removed. The shortage of budgeted funds will be borrowed from Reserves.
 - *Motion-* *Paul Hannon*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*

7. ANNUAL MEETING UPDATE

- The Annual Meeting will take place on March 21st with sign-in to begin promptly at 3:30 pm. CAM will process mailing to residents at least 14 days in advance, per Florida Statutes.

8. ADJOURNMENT

- A motion to adjourn the meeting at 5:40 pm was made.
 - *Motion-* *Todd Denny*
 - *Second-* *Jack Payne*
 - *All in Favor – none Opposed* *Motion Passes*

Approved by the Board of Director's on 3/21/23.

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager