

Devonshire Neighborhood Homeowners Association, Inc.
Board of Directors Meeting
March 16, 2021 – 3:30pm

1) Establish a Quorum

Present were Phyllis Ledbetter, Paul Hannon, Lynn Topel and Ron Wetmore. Claire Carney represented Sentry Management. Mike Stich was absent

2) Call Meeting to Order

The meeting was called to order at 3:35 p.m. by Mr. Hannon.

3) Proof of Notice

Meeting notice was posted according to Florida Statutes at least 48 hours prior to meeting. As well as noticed through the Annual Meeting Mailer and Devonshire Website.

Pledge of Allegiance Recited at beginning of Annual Meeting

4) Approval of Minutes

Mr. Wetmore motioned to approve February 16, 2020 minutes as published; seconded by Ms. Topel, carried unanimously.

5) Reports

a) Manager Report

- Ms. Carney discussed outstanding balances on Account Receivable report
- Ms. Carney and Mrs. Ledbetter to schedule the March tour after Board meeting.

b) Financial Report

Ms. Ledbetter delivered the financial summary for January 2021. Updated on the move ins and changes in the association.

Mr. Hannon reminded Homeowners the financial information provided in this meeting was from January 2021 and did not reflect the painting project payments. These will be reflected in the April's meeting report. Mr. Hannon also advised there would be monies added to the reserve account by Spectrum and reserve funding for 2021 FYE.

c) Committee Reports

➤ Landscaping

Mr. Stich- Not present for report. Mr. Hannon discussed shrub maintenance, driveways and front yards.

➤ Architectural

Mr. Whaley – Not present for report.

➤ Welcome/Neighborhood Watch

Mrs. Ledbetter reported all homeowners updated- no new members. Mrs. Ledbetter still looking for Block Captains as hurricane season approaches. Please let her know if you are interested in the position.

➤ Master Board- Mr. Ascolese

- Master Board financials are also available to homeowners online on Kings Ridge website as well.
 - I. \$30k Favorable at the moment
- Preventative maintenance of irrigation has not started yet, should be happening within the next 2 weeks.
- Overages to be allocated to upcoming year(s) budgets
- Activities will be slowly reopening over the next few weeks (clubhouse)
- North Spa continues to be a topic of discussion (discussion next week at Master Board meeting)
- Resurfacing of pool
- Clubhouse renovations (continuing to be funded)
 - I. Movable walls \$200,000 ~
 - II. Sound proofing
 - III. Replace lighting
 - IV. Replacement of carpet
 - V. Window treatments
 - VI. Tables and chairs replaced
 - VII. Sound System
- ACC application fully automated/electronic (~1 year)
 - I. Some neighborhood associations would like to move towards this proposed process
 - Devonshire 2 homeowners interested in moving to this process
 - Most Devonshire homeowners not in favor of moving towards this

➤ Webmaster

Mr. Zarcone- 95 hits for the website this past month.

Mr. Hannon suggested Homeowners use the site more often to stay on top of what is happening in the neighborhood.

➤ Disaster

Ms. Topel – preparing for Spring and hurricane season. Please make sure to update Mrs. Ledbetter with all contact information in case of emergency and if you will be at home or gone through the season.

➤ Dames –Ms Larke not present for report.

6) Old Business

Spectrum Addendum- Mr. Hannon discussed March 10, 2021 addition of 24 channels on the lineup included in the package. This update was posted on the website as well as by hard copy on side table at meeting.

Multiple versions of some channels have been added at no cost (Starz East/West, Epic, Encore etc.) No additional cost was passed on to the homeowners at this time.

No action to be taken by the Board

Community Painting/Color Issue Resolution-

Mr. Wetmore most homes have been completed, new book of colors this year. 13 homes with full color changes.

Color Issue Resolution- Mr. Hannon dropped off homeowner check to Ms. Carney prior to meeting, Mr. Wetmore negotiated reduced fee for repaint @ \$700 instead of \$1400. Sherwin Williams donated the paint to the association and the resident would contribute half of the cost to repaint and the other half would be covered by the HOA. Mrs. Ledbetter **Motioned** to accept this offer, seconded by Ms. Topel all in favor of authorizing the \$350 by the association.

Tree Trimming/Adjustment of Approved Expenditure- Last meeting the board approved an expenditure not to exceed \$6000, the estimate came in at \$9000. Ms. Topel discussed with vendor and identified which trees needed to be addressed immediately. Mr. Wetmore made a **Motion** to increase the not to exceed to \$7000, Ms. Topel seconded the motion. Motion carried unanimously after further discussion by Ms. Topel.

7) New Business

- a) Mulch Selection and Installation- Mr. Hannon brought in samples of the mulch (on side table of meeting) for homeowners to examine.

The Board discussed feedback received from homeowners regarding type of mulch desired. The Board would like to move forward with maintaining one (1) color and one (1) type of mulch and suggested was.

Shredded red color for the 2021 season. Mr. Wetmore **Motioned** to move forward with this proposition, Ms. Topel seconded the motion. Motion carried unanimously.

Homeowner Concerns- Will the shredded mulch stay as well as chip? Shredded stays better; according to our landscaping vendor

Can homeowners choose to have a different color? No

Who is responsible for cleaning out mulch beds? The homeowner

Can something be put in front of the beds to keep the mulch in? Barriers impacts maintenance and is not permitted according to ACC guidelines

Mulch will be installed in the middle of April.

8) Open Forum

- Do I have to have mulch? No, you can decline
- Mr. Wetmore **Motioned** to explore a new management company at end of current term and Ms. Topel seconded, discussion of current issues present and past with current

management company. Motion passed unanimously; Ms. Carney checked the contract renewal date- confirmed renewal date is January.

- Who is responsible for homeowner trees? The homeowner(s) Ms. Topel can provide contact information if the homeowner wants for a vendor. Vendor information available on the Devonshire website as well.
- 2020 policy was adopted by the Board if the homeowner had issues (emergent) with the tree in the front yard it could be removed and replaced. The homeowner would be responsible for going through the ACC's approval process for removal and replacement as well as the cost of said removal and replacement. Policy is posted on website.

9) **Date for Next Meeting**

- Future Meeting dates- April 20 (2pm), May 18, June 15, July 20, August 17, September 21, October 19, November 16 and December 21. All meetings unless noted start at 4pm. The dates and times are tentative and subject to change by the Board.

10) **Adjournment: Motion** to adjourn was made by Mr. Wetmore and seconded by Ms. Topel @ 5:15 pm

Respectfully submitted,
Claire Carney, CAM

Board Approved: _____

Devonshire Neighborhood Homeowners Association, Inc.
Organizational Meeting
March 16, 2021

Meeting held after election of officer at Annual Meeting- No change to existing board.

Mr. Hannon to stay as President as Motioned by Mrs. Topel
Mr. Stitch to stay as Vice President as Motioned by Mr. Wetmore
Mrs. Ledbetter to stay as the Treasurer as Motioned by Mrs. Topel
Mrs. Topel to stay as Secretary as Motioned by Mr. Wetmore

All Board Members voted in favor of the aforementioned assignment of positions.

Organization Meeting Closed at 3:33pm