

Devonshire Neighborhood Homeowners Association, Inc.

Organizational & Board of Directors Meeting

Minutes – March 26, 2019

1) **Establish a Quorum**

Present were Ron Wetmore, Mike Stich, Paul Hannon, Phyllis Ledbetter and Lynn Topel (joined at 3:50pm). Barbara Rights represented Sentry Management.

2) **Call Meeting to Order**

The meeting was called to order at 3:43p.m. by Mr. Hannon following the 2019 Annual meeting.

3) **Proof of Notice**

Meeting notice was posted according to Florida Statutes at least 48 hours prior to the meeting.

4) **Pledge of Allegiance** was led by Mr. Hannon

5) **Election of Officers:** Nominations are as follows

Mike Stich nominated Paul Hannon as President; seconded by Ron Wetmore, approved unanimously.

Ron Wetmore nominated Mike Stich as Vice - President; seconded by Phyllis Ledbetter, approved unanimously.

Phyllis Ledbetter nominated Lynn Topel as Secretary; seconded by Ron Wetmore, approved unanimously.

Ron Wetmore nominated Phyllis Ledbetter as Treasurer; seconded by Mile Stich, approved unanimously.

Ron Wetmore remains Director at Large.

6) **Committee appointment** - Board discussed and agreed more committee volunteers are needed and will hold off committee appointments until the next meeting.

7) **Approval of Minutes**

Mr. Wetmore motioned to ratify the approval of February 26, 2019 minutes as presented; seconded by Mr. Stich, carried unanimously.

8) **Reports**

a) **Manager Report**

- Accounts receivable were reviewed. Lot 3 remains arrear with no changes. Lein is placed.

b) **Financial Report**

Ms. Ledbetter delivered the financial summary for February 2018 (attached). No motion needed.

9) Committee Reports

➤ **Architectural**

Mr. Whaley asked that detail information be given on ARB applications. Current turnaround time is 2 – 4 weeks. Some discussion followed. Ms. Topel announced she resigned from the master ARC.

➤ **Welcome**

Ms. Ledbetter greeted one newcomer.

➤ **Neighborhood watch**

Ms. Ledbetter reported all is good at this time - no reports or alerts.

➤ **Master Board**

Mr. Ascolese reviewed the upcoming master meeting agenda. Overall – projects are on target and budget is well balanced too.

➤ **Landscape**

Mr. Stich reported that mulch is to be installed next week (wk.of 04/01). Choice of mulch (shredded or nuggets) will be available. Dana Loewen is taking requests for choice. Off season cleanup is wrapping up, just a bit more to be accomplished.

➤ **Webmaster**

Mr. Zarcone gave a recap of hits to the webpage.

➤ **Disaster**

Ms. Topel reported this committee will really gear up in May.

10) Old Business

Road updates – Mr. Wetmore reported on the research and finalization of bids. It was noted one of the storm drains covers flipped and this catch basin surround needs to be repaired ahead of the road project start up.

11) New Business

Community wide Yard sale April 6th – Board discussion followed on whether or not Devonshire wanted to participate. Based upon “straw vote” the Board approved the participation of Devonshire in the yard sale. Yard sale times are: 8am to 9am for Kings Ridge residents, 9am to 1pm for public.

Tree trimming proposal – management was asked to obtain tree trimming bids after obtaining professional review of the tree canopy.

Road project – Mr. Wetmore elaborated on the planning of reserve account input and expenditures. These funds are needed to pay for the upcoming road project and 2021

house painting. He noted several Kings Ridge communities have been able to lock in pricing with Leonard Painting for future projects. He too, will reach out and try to negotiate a firm standing price for the 2021 house project.

Regarding road project: target start date is October 2019 with an estimated timetable of 1 to 2 weeks including preparation, actual work time on roadway is approx. 1 week. **Motion by Mr. Wetmore** to authorize the Board to engage in the road re-mill contract with Tucker Paving, Inc. of Winter Haven, which includes repairs to the street drain culverts where needed, at a cost of \$152,000.00, but not to exceed \$160,000.00; another item to be included in the motion for approval is acceptance of Highland Engineering's proposal of \$1,800.00 to oversee the road mill project for quality assurance. Motion seconded by Michael Stich, approved with unanimous vote of all.

12)Open Forum

No comments

13)**Thank you** - Mr. Hannon extended a thank you to Mr. Callahan for his years of service on the Board of Directors.

14)Date for Next Meeting

Mr. Hannon noted the next meeting is set for April 23, 2019 at 4:30 pm.

15)Adjournment: motion by Mr. Wetmore to adjourn, seconded by Ms. Topel, approved by unanimous vote at 4:58pm.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved: _____