

Devonshire Neighborhood Homeowners Association, Inc.
Board of Directors Meeting
April 20, 2021 – 2:00pm

1) Establish a Quorum

Present were Phyllis Ledbetter, Paul Hannon, Lynn Topel, Mike Stich and Ron Wetmore (via phone). Claire Carney represented Sentry Management.

2) Call Meeting to Order

The meeting was called to order at 2:02 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 monthly agenda and Devonshire Website.

Pledge of Allegiance Recited at beginning of Annual Meeting

4) Approval of Minutes

Mr. Stich motioned to approve March 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 April tour after Board meeting.
 - Scheduled for April 29, 2021 at 10am

b) Financial Report

Ms. Ledbetter delivered the financial summaries for February and March 2021. Updated on the move ins and changes in the association.

Mr. Hannon reminded Homeowners the financial information provided in this meeting was from February and March 2021 and reflected the painting project payments. Mr. Hannon also advised there would be monies added to the reserve account by Spectrum and reserve funding for 2021 FYE. There are no major projects moving forward for 2021. Mr. Hannon also advised the budget season would start in the Fall.

c) Committee Reports

➤ Landscaping

Mr. Stich- Advised there had been no rain for over a month and the lawns were reflecting the lack of rain. There is no date for mulch installation but it will still only be 18 bags per home, red shredded mulch, if the homeowner wants more it will cost \$6.50 per bag.

Architectural

Mr. Whaley – Discussed the update to the ACC guidelines. The ACC started with the tree requirements. ACC will be rewriting the ACC guidelines in order to make them more understandable as the ACC process moves towards being digital. The first portion (trees) will be brought to the Master board on May 5, 2021 to start the discussion. One major change in the tree requirement will be the removal of the canopy tree requirement. However, the master ACC change does not affect the Devonshire tree requirement.

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 not present- Mr. Hannon read the report sent in.
 - The clubhouse budget is favorable in the amount of \$40,000, due to vacancies (staff) as COVID restrictions are lifted the favorable amount will decrease. The overage could be used to offset the 2022 Master Assessment.
 - The HOA budget is favorable in the amount \$36,000
 - The North Spa update was also discussed- the gym is to open soon, the sauna/spa will remain closed until further notice.
 - Ballroom renovation update- the sliding walls are still in working order and are projected to last another 5/7 years before needing replacement. A number of items need to be repaired on the roof the Master is waiting quotes to come in for repair.
- Webmaster
Mr. Zarcone- not present for the meeting- Mr. Hannon presented -124 hits for the website this past month, which is an improvement from the last few months. Mr. Zarcone requested to use the website more than email blast. Mr. Hannon asked the board and homeowners present how they preferred to receive important information... most agreed emails were the preferred method of contact.
- Disaster
Ms. Topel – Mr. Whaley requested more lights from News Channel 13, Mrs. Ledbetter to make contact.
- Dames –Ms Larke not present for report, provided report that Mr. Hannon read- No activities planned at the moment. Ms. Larke requested a coffee hour/adult beverage hour before the Snowbirds left. It would be much like the little gathering held before Christmas. Mr. Hannon opened the floor to homeowner input- no input from homeowners.

6) Old Business

Painting Program- Mr. Wetmore

- Happy with the colors, went faster than the last time, much smoother than last time.
- Some paint has not been distributed (touch up paint) please let Mr. Wetmore know which homes are in need of the small cans. Mr. Hannon put out a request last week to let him know if they did not receive their paint cans- no one responded. Mr. Whaley knew of one home that had not received their cans and Mr. Hannon to follow up.

- All payments have been made to Ernesto. Revisit the painting project in the next 6-7 years, the paint colors have been turned over to Mike Whaley and Ms. Carney has the color chart as well. Please make sure if you are painting your driveway it is the same color of your home.
- Dick and Mr. Zarcone will be picking up extra paint on Thursday to be disposed of as long as it is placed out front on the driveway (to be seen from street).

Tree Trimming-

Ms. Topel advised DWC was addressing the trees in between the houses discussed at the last meeting, the residents were the ones who contacted DWC. The trees are located between Cartigan and Kingsridge Court. Tree trimming project 2021 completed.

7) New Business

Upcoming Meeting Dates- Mr. Hannon advised there would be a meeting in May but the June, July and August to be postponed. Resume monthly meetings in September- All board members in favor motion passed with a unanimous voice.

8) Open Forum

- No homeowner input.

9) Date for Next Meeting

- Future Meeting dates- May 18, 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. Hannon and seconded by Ms. Topel @ 3:02 pm

Respectfully submitted,
Claire Carney, CAM

Board Approved: _____