

Devonshire Neighborhood Homeowners Association, Inc.

Board of Directors Meeting

April 23, 2019 – 4:30pm

1) **Establish a Quorum**

Present were Paul Hannon, Ron Wetmore, Phyllis Ledbetter, Mike Stich and Lynn Topel. Barbara Rights represented Sentry Management.

2) **Call Meeting to Order**

The meeting was called to order at 4:30p.m. by Mr. Hannon.

3) **Proof of Notice**

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

4) **Pledge of Allegiance** led by Mr. Callahan.

5) **Open Session**

No comments

6) **Approval of Minutes**

Mr. Stich motioned to approve March 26, 2019 minutes as presented; seconded by Ms. Topel, carried unanimously.

7) **Appointment of Master Board voting members**

Discussion. Motion by Ms. Topel for voting members at Master annual to be President Hannon, Vice President Stich and Secretary Topel; seconded by Mr. Stich, approved by all.

8) **Committee members for 2019**

Motion by Mr. Stich that 2018 committee members retain their positions for the 2019 term; seconded by Ms. Ledbetter, approved by all.

9) **Reports**

a) **Manager Report**

- Accounts receivable were reviewed. Lot 3 status remains the same in mortgage foreclosure for which they cancelled the sale.
- Tree trim request for bid was discussed; Ms. Topel requested a copy of RFP for Board.

b) **Financial Report**

Ms. Ledbetter delivered the financial summary for March 2019 (attached).

c) Committee Reports

➤ Landscaping

Mr. Stich reported mulch has been installed.

➤ Master Board – Mr. Ascolese:

- Mr. Ascolese reported all should expect tomorrow master meeting to be very long. He noted per Master's report the community wide yard sale was well received and visited and most likely will be repeated. The board will review 1 ACC appeal for exterior lights; 2018 audit is available. The North Spa roof is scheduled for new roof after insurance inspection.

➤ Architectural

Mr. Whaley was not present – no report at this time.

➤ Welcome

Ms. Ledbetter greeted three new residents.

➤ Neighborhood watch

Ms. Ledbetter announced April 29th is the S.A.L.T. meeting. She also advised residents of an ongoing email scam.

➤ Webmaster

Mr. Zarcone reminded all Mr. Stroupe is part of the committee. The committee was asked to create a Kings Ridge webpage link. He further reported 311 hits last month.

➤ Disaster

Ms. Topel stated card board flags will be distributed, same as last year they are to be used to signal Ok or request help.

➤ Social

Ms. Barr was not present - no report at this time.

➤ Dames

Ms. Larke reported the last event was great. The next outing will occur in July – location to be announced.

10) Old Business

Mr. Wetmore reported repairs were made to 4 street drain and discussion continues with Tucker Paving regarding the invoice. The target date for road mi;ll remains October 14, 2019.

11) New Business

- a) MRTA: Management informed the Board and members of the re-recording date for their governing documents to remain effective is January 2026. Several questions were answered.

- b) Tree Trimming – discussion arose on removal of a tree located at 3651 Kingswood Crt inside Devonshire. Discussion followed regarding responsibility for removal and replacement. Ms. Topel reminded all ACC approval is needed for tree removal. Cost for tree removal at 3651 Kingswood is to be sought; South Lake Tree’s bid to trim some of the trees is \$1,800.00.
Motion by Mr. Stich to remove the tree at 3651 Kingswood Crt at association cost; seconded by Ms. Topel, approved by all.
Motion by Ms. Topel for the Board President to approve tree trimming and removal of 3651 Kingswood Crt at a maximum cost of \$4,000.00; seconded by Mr. Stich, approved by all.
- c) Painting proposal – E. Leonard Painting, who has supplied bids to other associations for future work, submitted a bid to repaint Devonshire homes in 2021 at a cost of \$1,400 each. Discussion followed. **Motion** by Mr. Wetmore to accept the paint proposal as submitted; seconded by Ms. Topel, approved by all.
- d) Summer meeting schedule – since many vacation or travel during summer recommendation was made to forgo meetings in June and July, possibly August too. **Motion** by Mr. Stich to cancel meetings for June and July, August will be reviewed later; seconded by Ms. Topel, approved by all.

12)Open Forum

13)Date for Next Meeting

Mr. Hannon noted he will be absent for the May meeting, but can join via phone. For that reason, Mr. Stich will chair the meeting in his absence. May’s meeting is being moved to the Aberdeen room because a speaker phone can be set up there.

May 28, 2019 at m4:30pm.

14)Adjournment: motion by Mr. Stich to adjourn, seconded by Ms. Topel, approved by unanimous vote at 5:44pm.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved: _____