

# Devonshire Neighborhood Homeowners Association, Inc.

## Board of Directors Meeting

May 28, 2019 – 4:30pm

1) **Establish a Quorum**

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

2) **Call Meeting to Order**

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

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 Ms. Ledbetter.

5) **Approval of Minutes**

Mr. Hannon motioned to approve April 23, 2019 minutes as presented; seconded by Mr. Wetmore, carried unanimously.

6) **Reports**

a) **Manager Report**

- Accounts receivable were reviewed. Lot 3 status remains the same in mortgage foreclosure for which they cancelled the sale.

b) **Financial Report**

Ms. Ledbetter delivered the financial summary for April 2019 (attached). Board reviewed the engineer expense and tasked management to pay this invoice from reserves as noted before.

c) **Committee Reports**

➤ Landscaping

Mr. Stich reported lawn care would not mow this week. Due to heat, it is best to keep the grass a bit longer for survival. Land care will focus on detailing instead. Some comments arose regarding tree trimming and Mr. Stich noted he will review the request and completed work.

➤ Master Board – Mr. Ascolese:

- Mr. Ascolese reported last week's meeting was uneventful. Monetarily eh budget is in line with the forecast and in most cases even reflects a plus. Most discussion revolved around ACC topics. More discussions will follow as the new ACC members review items. The anticipated website switch over is scheduled for June 10<sup>th</sup>.

- Architectural  
Mr. Whaley was not present – no report at this time.
- Welcome  
Ms. Ledbetter greeted two new residents.
- Neighborhood watch  
Ms. Ledbetter has been travelling but has also been working on updating the Devonshire Welcome brochure. The revision is almost completed.
- Webmaster  
Mr. Zarcone reported only 178 hits last month and believes the onset of gravel towards the North greatly influenced the numbers.
- Disaster  
Ms. Topel reported approx. 500 residents visited the Disaster Preparedness Fair. A few residents commented on vendor presentations.
- Social  
Ms. Barr was not present - no report at this time.
- Dames  
Reminder - The next outing will occur in July – location to be announced.

## 7) Old Business

None

## 8) New Business

- a) Street repairs – Mr. Wetmore reported repairs were made to 4 street drains and review of the invoice occurred. Mr. Stich reported some of Tucker's workers were onsite today. Mr. Wetmore was glad to hear of their follow up and recapped the next steps to follow.
- b) Tree Trimming – discussion arose regarding the recent tree thinning by Southlake Tree Service. Mr. Hannon noted he comprised an excel sheet for the arborist to work off. It was agreed, completed work is to be reviewed to assure compliance with requests.
- c) 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.

**9) Open Forum**

- **Tree Thinning** - more discussion followed regarding recent tree trimming. End results will be reviewed.
- **Front landscape bed size** - a resident mentioned lawn care edging is moving outward, increasing front landscape bed sizes. This will be reviewed.
- **Summer meeting schedule** – it was agreed to not hold meeting in June and July. Mr. Hannon will poll the Board later to ascertain if an August meeting is needed.

**10) Date for Next Meeting**

Tentative date to be confirmed is August 27, 2019 – 4:30pm.

**11) Adjournment: motion by Mr. Stich to adjourn, seconded by Ms. Topel, approved by unanimous vote at 5:23pm.**

Respectfully submitted,  
Barbara Rights, LCAM  
Licensed Association Manager

Board Approved: \_\_\_\_\_