

Devonshire Neighborhood Homeowners Association, Inc.
Board of Directors Meeting
September 21, 2021 – 4:00pm

Establish a Quorum

Present were Phyllis Ledbetter, Paul Hannon, Lynn Topel, and Ron Wetmore (via phone).

Call Meeting to Order

The meeting was called to order at 4:00 p.m. by Mr. Hannon.

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 meeting

Introduction of Guest Speaker: Mr. Dan Maloon of Leland Management was introduced by Mr. Hannon

Presentation by Leland

Mr. Maloon discussed their proposal to assume responsibility for property management of Devonshire. Q &A from the Board and residents followed.

Approval of Minutes

Ms Topel motioned to approve the May 2021 minutes as published; seconded by Ms. Ledbetter, carried unanimously.

1) Reports

a) Manager Report

None

b) Financial Report

Ms. Ledbetter delivered the financial summary for July 2021.

c) Committee Reports

➤ Landscaping

Mr Todd Denny reminded residents to contact him with any landscaping issues. Contact information available on the Devonshire website.

Architectural

Mr. Whaley – no update- Mr. Whaley not in attendance.

Welcome/Neighborhood Watch

➤ Ms. Ledbetter requested new residents to submit contact information to her

➤

➤ Master Board

Mr. Ascolese reported

- The clubhouse and HOA budgets continue to be favorable. Clubhouse- carpet, chairs, sound system will all be addressed during the upgrade. There is an ongoing discussion with golf course ownership about certain parcels throughout Kings Ridge that the golf course might be willing to deed to the Master Association. This includes a parcel behind the 18th tee box that abuts onto certain Devonshire residential properties on Kingswood Ct, and Cardigan Dr.

Website

Mr. Zarcone- not present

Disaster

Ms. Topel: Devonshire will do the same thing they have in previous years.

If a homeowner is leaving, please contact Mrs. Ledbetter and provide an address and phone number to be contacted if there is a storm. Ms. Topel requested if there is a named storm after the storm has passed the sign advising the homeowner is ok be placed in the window.

➤ Dames

Ms. Larke would like to have the Dames reconvene possible outing to the Tea Room.

2) Old Business

None

3) New Business

Board Vacancy

With the resignation of Mike Stich, the Board, in accordance with Article V Section3, elected Jack Payne to replace Mr. Stich on the Board for the balance of the term that expires on March 2022.

Announcements

Kings Ridge Yard Sale is slated for October 23, 2021. Devonshire will participate. Preliminary budget distributed to Board for discussion and approval at next meeting. Presentation of additional color schemes for Kings Ridge will occur at the next meeting.

4) Open Forum

- Residents expressed a few concerns regarding landscaping and irrigation.

5) Date for Next Meeting

October 19, 2021 at 4:00pm in the Kings Ridge Clubhouse

Adjournment at 5:45 pm.