

Devonshire Neighborhood Homeowners Association, Inc.

Board of Directors & Budget Meeting

October 22, 2019 – 4:30pm

1) Establish a Quorum

Present were Phyllis Ledbetter, Mike Stich, Paul Hannon, Ron Wetmore 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.

Pledge of Allegiance led by Mr. Stroup.

Mr. Ascolese asked to deliver his **Master Board report** at this time because of another appointment he needed to attend. Highlights of his report are:

- Tomorrow's master meeting is expected to be long and several maintenance items are being reviewed closely.
- Lot 3 made a written offer to settle his assessments with the Master Board.
- The Master 2020 budget will increase the monthly assessment by \$3.00 per month on the HOA side.
- Clubhouse access controls are being changed to the same as used at the North Spa, make sure to get your swipe card.
- Gate operators are obsolete and wearing out. Change to new ones will start soon, entrance by entrance.

4) Approval of Minutes

Mr. Wetmore motioned to approve September 24, 2019 minutes; seconded by Mr. Stich, carried unanimously.

5) Reports

a) Manager Report

- Accounts receivable were reviewed. Lot 3 status remains the same in mortgage foreclosure. The actual outstanding assessment, minus interest, was listed for Board FYI.

b) Financial Report

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

c) Committee Reports

➤ Landscaping

Mike Stich reported he has requested more detailing be handled during offseason mow time. Discussion followed. It was noted he will request edging along the new roadway be halted for now.

➤ Architectural

Mr. Whaley – No report at this time.

➤ Welcome

Ms. Ledbetter gave update of Welcome brochure, page 5 is doubled, correction to occur. No one was greeted this month.

➤ Neighborhood watch

Ms. Ledbetter nothing to report at this time. Did remind all of upcoming time change.

➤ Master Board

Delivered earlier

➤ Webmaster

Mr. Zarcone reported 300 hits last month, almost double of last month. Mr. Stroup took a moment to announce the “Veterans Day Community Project” and recapped items needed as well as pick up times and where to place donated items.

Motion by Ms. Topel top post the Veterans Day Community Service Project notice on the webpage; seconded by Mr. Stich, approved by all.

Discussion arose as to what the parameters should be for items posted on the web.

Ms. Topel volunteered to draft some guidelines for review at the next meeting.

Social Committee

Ms. Barr reminded all, next event is the PotLuck scheduled on February 21st, 2020. Event ideas are welcomed too.

➤ Disaster

Ms. Topel reported the last possible storm was perceived as a test run through and all went well, no problems.

➤ Dames

Ms. Larke – time as not been kind. The next meeting will be November 15th, but the location is still uncertain. An announcement will follow later.

6) Old Business

Road start update

Mr. Wetmore delivered an updated timeline for the road work start up. A new flyer has been distributed. Some members access and maintenance questions were answered.

Paul Hannon announced – Master called arborists to review the trees in the common areas. An arborist offered to review association trees. Ms. Topel has reached out to the arborist to see if they will honor the \$250.00 review quote. They would come into Devonshire and review status of trees.

7) New Business

a) Tree Evaluation – Mr. Hannon announced Ms. Topel and he met with DWC Outdoors to review the trees within Devonshire. Ms. Topel had copies of the detail report submitted by DWC. Ms. Topel reported overall Devonshire has taken all the right steps to keep the canopies clean and trees healthy. DWC did notice some of the young trees were installed improperly and gave advise for correction. More discussion occurred regarding the new oak tree species approved by the Master association, as well as some of DWC’s findings of work that should be scheduled over the next years. Ms. Topel will comprise some information for distribution.

b) Proposed 2020 budget review – Mr. Hannon reported on the highlights and updated reserve projections. He noted bulk service is expected to increase 5%, as contractually agreed. Because of contract review he found lawncare contract is still binding through December 31, 2020, so no increase for 2020. Discussion revolved around the Spectrum notice to increase by equipment by 0.49 each with the next billing cycle. Directive by the Board – pay at current rate – do not pay the increase and question equipment increase as well as the tax increase mentioned.

Motion by Mr. Stich to adopt the proposed 2020 Budget and to maintain the same \$202.00 monthly assessment; seconded by Ms. Topel, approved by all.

8) Open Forum

No comments

9) Date for Next Meeting

Next meeting will be held November 26, 2019 at 4:30pm.

10)Adjournment: motion by Mr. Stich to adjourn, seconded by Mr. Wetmore, approved by unanimous vote at 6:05 p.m.

Respectfully submitted,
Barbara Rights, LCAM
Licensed Association Manager

Board Approved:_____