

**Devonshire Neighborhood Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**November 17, 2020 – 4:30pm**

**1) Establish a Quorum**

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

**2) Call Meeting to Order**

The meeting was called to order at 4:00 p.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. Zarcone.

**4) Approval of Minutes**

Mr. Stich motioned to approve October 20, 2020 minutes; seconded by Mrs. Ledbetter, carried unanimously.

**5) Reports**

**a) Manager Report**

- Ms. Carney requested feedback on what the Board would like to see on their Manager Report as the previous feedback was the Board was not in favor of the new format.
  - Mr. Hannon requested Ms. Carney to refer to previous reports and format it that way.
- Ms. Carney advised there had been one sale in the association since the last meeting.

**b) Financial Report**

Ms. Ledbetter delivered the financial summary for October 2020. Updated on the move ins and changes in the association. Mr. Wetmore also requested an updated copy of the owner's list be sent electronically for the painting project. Ms. Carney will send to Mr. Wetmore as requested.

**c) Committee Reports**

➤ Landscaping

Mike Stich reported on the landscaping.

➤ Architectural

Mr. Whaley – Not present for report.

➤ Welcome

Ms. Ledbetter reported we have some new residents; however, she has not made contact yet with one homeowner, awaiting their actual move in.

➤ Neighborhood watch

Ms. Ledbetter reported nothing has changed.

➤ Master Board

Mr. Ascolese reported on various items impacting the Master Board budget such as

- Contingency monies to be allocated
- Possible capital contribution
  - Will be discussed at Master Board Meeting 11.18.2020
- Foreclosure sale December 1, 2020
- Storm drains (Mr. Hannon and Mr. Ascolese to discuss later)
- Ballroom restoration
- Road collars

➤ Webmaster

Mr. Zarcone reported he had received a bill for the website. Mr. Stich motioned to continue to pay the website bill of \$179.88 Mrs. Ledbetter seconded the motion. All in favor, motion passed.

➤ Social Committee

Ms. Barr – Not present for report.

➤ Disaster

Ms. Topel – Not present for report.

➤ Dames

Ms. Larke – Nothing to add due to pandemic.

## 6) Old Business

### Spectrum Contract

Mr. Hannon discussed some of the details of the new Spectrum contract.

- Ms. Carney to have contract notarized and sent back to Mr. Hannon.
- Mr. Hannon motioned to place the door fee into the Reserve Fund, Mr. Wetmore seconded, all in favor- motion passed.
- 5-year contract with a 5% increase every year of the contract

### Rental Properties

Letter sent to homeowner in question as requested by Mr. Hannon and Board.

### Roadway Stripes

Mr. Hannon reached out to other villages (Brighton), to discuss this item. At this time the board does not approve the striping expenditure.

### Christmas Decorations

Discussed at which time Ms. Larke advised she has the decorations in her garage.

### Tree Replacement

Mr. Hannon requested to move forward with the Down to Earth tree quote, with a not to exceed of \$1,000 per tree. The trees are to be replaced prior to the end of December.

### Painting

Owners to be notified of painting schedule (20 at a time), if the homeowner does not respond the home will be painted the same color it is currently. Mr. Wetmore will be contacting the homeowners to verify colors.

- Ms. Carney to send Mr. Wetmore the updated owners list.

### Inspections

Mrs. Ledbetter discussed the violation tour she took with Ms. Carney. Mr. Hannon advised the Master Board and Devonshire would be “cracking down” on violations all around the home. Including the front, back and sides of homes, Mr. Hannon will be looking at the backs of the home(s) and advise Mrs. Ledbetter and Ms. Carney.

- Mr. Hannon discussed the state of the mailboxes in the association- most mailboxes need to have knobs replaced or repainted.

## **7) New Business**

### a) Christmas Gift for Down to Earth Staff

Mr. Stich motioned to a not to exceed amount of \$325, Mr. Wetmore seconded.

#### i) 2@ \$75, 2@ \$50, 2@ \$25

- (1) Ms. Carney to confirm these amounts prior to purchasing.

## **8) Open Forum**

Discussed how painting will progress (see above)

## **9) Date for Next Meeting**

Next meeting tentatively scheduled for December 15, 2020 at 4pm. January Meeting scheduled for the 19<sup>th</sup> at 4pm.

10) **Adjournment:** Motion to adjourn was made by Mr. Stich at 5:21pm. Ms. Ledbetter seconded the motion, which carried with a unanimous voice vote.

Respectfully submitted,  
Claire Carney, CAM

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