

# Devonshire Neighborhood Homeowners Association, Inc.

## Board of Directors Meeting

November 26, 2019 – 4:30pm

**1) Establish a Quorum**

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

**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. Stroup.

**5) Approval of Minutes**

Ms. Topel motioned to approve October 22, 2019 minutes; seconded by Ms. Ledbetter, carried unanimously.

**6) Reports**

**a) Manager Report**

Accounts receivable were reviewed. Lot 3 status remains the same in mortgage foreclosure.

**b) Financial Report**

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

**c) Committee Reports**

➤ Landscaping

Mike Stich – No report at this time. Trees were reviewed by Ms. Topel and spreadsheet was comprised by arborist. This has been posted for all to view – please keep in mind Association handles “front” trees – others are owners to take care of. Further it was noted a couple of invasive species were seen in rear yards.

➤ Architectural

Mr. Whaley – Reported 2 additional oaks have been added to the Master approved list for Kings Ridge; High Rise Oak and Cathedral Oak. More detail as shared by Ms. Topel and Mr. Whaley.

➤ Welcome

Ms. Ledbetter – no newcomers at this time.

- Neighborhood watch  
Ms. Ledbetter – no reports for now. Mr. Whaley reported an attempted house break-in occurred past Friday. Details were shared. All have been reminded to be alert and to secure doors.
  - Master Board  
Mr. Ascolese was travelling – he emailed a report read by Mr. Hannon. Report enclosed for review.
  - Webmaster  
Mr. Zarcone reported 249 hits last month. A poll taken at meeting indicates that those in attendance, for the most part, do utilize and read the website postings.
- Social Committee  
Ms. Barr – No report.
- Disaster:  
Ms. Topel reported “3 days left” .....Season will be over then.
  - Dames  
Ms. Larke – no report. Mr. Hannon noted the last event was well attended.

## 7) Old Business

### Road start update

Mr. Hannon delivered an update. Mr. Hannon and Mr. Wetmore thanked everyone for their cooperation and help by reading and following the directives and information during the installation. Members in attendance thanked them for their diligence and effort on the project. All ran very smooth and many neighborhoods are envious of Devonshire's' roads.

### Tree Audit

Ms. Topel elaborated on the arborists findings and plans for Devonshire's trees moving forward. She further commented and elaborated on growth habits of the newly added oak trees. Ms. Topel also informed all of changing guidelines along coastal regions, where Oak trees are preferred over Palms due to their absorption of airborne carbon. She further noted the tree list is on the web for all to see and that includes the arborists comments on back yard trees. Actual work on the Association's trees will be considered during the first quarter of 2020.

## 8) New Business

- a) Landscaping Contract with Down to Earth – Mr. Hannon announced the current contract stand until 2021 and he is currently negotiating a renewal for another 3 years period.
- b) Christmas Gifts – in past years Down to Earths ground crew, 4 technicians and 1 irrigation person, received \$40.00 each from Devonshire. The Board wishes to continue this action. Discussion followed. Motion by Ms. Topel to increase the gift to \$50.00 per person and

have Mr. Stich distribute these gifts this year too; seconded by Mr. Wetmore, approved by all.

- c) Appointment of 3 voting members for the Master Annual meeting –Mr Hannon stated that It has been the policy of the Devonshire Board to select the President, Vice President and the Secretary as its representatives. Ms Topel moved and Ms Ledbetter seconded the motion to continue this policy and to select these individuals as their representatives.
- d) Selection for Master Board Representative – Mr. Hannon announced Mr. Ascolese does not wish to continue on the Master Board next year. A volunteer is sought to be the new Devonshire Representative.
- e) Gate opening and closing times – currently gates are open from 7am to 7pm allowing vehicle traffic to be controlled by the LED arms. Some residents request gates be opened a little longer, to cut down wait time for traffic. Discussion followed. All members present voted to keep gate times the same – Devonshire’s’ vote will reflect the members vote at the next Master board meeting.
- f) December meeting – Board discussed and it was agreed to forgo a board meeting in December. The next Board meeting will be held January 28, 2020,

**9) Open Forum**

No comments

**10)Date for Next Meeting**

Next meeting will be held January 28, 2020 at 4:30pm.

**11)Adjournment: motion by Ms. Topel to adjourn, seconded by Ms. Ledbetter, approved by unanimous vote at 6:15 p.m.**

Respectfully submitted,  
Barbara Rights, LCAM  
Licensed Association Manager

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