

# DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

## BOARD OF DIRECTORS' MEETING

**DATE:** 05/20/2025  
**TIME:** 4:00 PM  
**LOCATION:** Kings Ridge Clubhouse  
1900 Kings Ridge Blvd, Clermont, FL 34711

### Approved Minutes

1. **CALL TO ORDER:** The meeting was called to Order at 4:00 pm by Brack Leaberry.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Brack Leaberry, John Denny, Joanne Gamelli, and Alberto Behar in attendance. Todd Denny was absent and abstained from all Voting. Morgan Skrabalak representing Leland Management was also present.
3. **REPORTS:**
  - **April Manager's Report** –Morgan Skrabalak
    - a. *Board of Director's Meeting – 4/15/25*
    - b. *Community Inspection –4/11/25*
    - c. *There were zero resales recorded in the month of April.*
  - *The aged receivables were \$3,901.44 at the end of 4/30/25. Residents are encouraged to login to their resident portal at [www.LelandManagement.com](http://www.LelandManagement.com) to view their balance. If you have any account issues, please contact [residentsupport@lelandmanagement.com](mailto:residentsupport@lelandmanagement.com) or call 407-781-1188 for assistance.*
  - May violation report was forwarded to the board for review.
  - **Financial Report** –John Denny  
Mr. Denny reported on the April financials. The neighborhood is operating at a YTD deficit of \$10,701.19.
    - a. *Total Assets - \$229,252.43*
    - b. *Total Expenses (YTD) – \$97,811.81*
4. **APPROVAL OF THE MINUTES:**
  - A motion to approve April 15, 2025, meeting minutes was made:
    - *Motion -* John Denny
    - *Second-* Alberto Behar
    - *All in Favor – none Opposed* Motion Passes

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## 5. COMMITTEES:

- Landscaping (Mr. Leaberry): The Down to Earth crew is in attendance to provide a community update and answer any resident questions/concerns. The crew is mowing each week. The updated zone map has been uploaded to the community website. The crew applied a nitrogen treatment in Early May. A full fertilizer treatment will be applied prior to the blackout period in July.
- Architectural (Mr. Leaberry): There were three applications submitted in the past thirty days. All applications were approved. Please contact Brack Leaberry for assistance if you are planning to submit an ACC application.
- Neighborhood Networking (Mr. Behar): Mr. Behar discussed a few topics brought up at the last meeting. The main discussion among the neighbors was Capital Contribution.
- DAMES (Ms. Larke): The Devonshire Annual Potluck date is scheduled for Saturday, March 21, 2026.
- KRCA Board Representative (Mr. Hannon): The clubhouse roof is in the process of being replaced. The board approved to replace all the A/C rooftop units as well. Tennis Courts 1 and 2 are still under construction due to surface area issues. The oak trees in the parking area will be replaced with less invasive trees. The next KRCA board meeting is May 28, 2025.

## 6. GUEST SPEAKER:

Down to Earth Landscaping

- DTE representatives (Tyson, Carlos, Andrew, and Bismark) answered questions from residents and provided an update on the community. There's an average of 2 work orders submitted per week. The crew will begin hanging door hangers once a work order has been resolved or an update is available. The blackout period is between June to August. At this time, the crew cannot apply fertilizer, however, they will apply Iron and Potassium to improve soil and root conditions.

## 7. ADJOURNMENT:

- A motion to adjourn the meeting at 5:07 PM was made:
  - *Motion -* *Brack Leaberry*
  - *Second-* *John Denny*
  - *All in Favor – none Opposed* *Motion Passes*

Approved by the board of directors on 6/17/25.

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager