
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

DATE: 10/15/2024
TIME: 4:00 PM
LOCATION: Broadway Room - Kings Ridge Clubhouse
1900 Kings Ridge Blvd, Clermont, FL 34711

Minutes

1. **CALL TO ORDER:** The meeting was called to Order at 4:00 pm by Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, Jack Payne, and Brack Leaberry in attendance. Morgan Skrabalak representing Leland Management was also present. Alberto Behar was absent from the meeting and abstained from all voting.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve the September 17, 2024, meeting minutes was made:
 - *Motion -* Jack Payne
 - *Second-* Brack Leaberry
 - *All in Favor – none Opposed* Motion Passes
4. **BOARD APPOINTMENT:**
 - A motion was made to appoint John Denny to the board of directors as Treasurer:
 - *Motion -* Jack Payne
 - *Second-* Todd Denny
 - *All in Favor – none Opposed* Motion Passes
5. **REPORTS:**
 - **September Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – 9/17/24*
 - b. *Community Inspection – 9/12/24*
 - c. *There was one resale recorded for the month of September.*
 - October violation notices will not be sent due to the Hurricane.
 - **Financial Report** –Jack Payne

Mr. Payne reported on the September financials. The neighborhood is operating at a YTD surplus of \$1,021.62.

 - a. *Total Assets - \$179,925.64*
 - b. *Reserves Total (as of 9/30/24)- \$148,865.58*
 - c. *Total Expenses (YTD) – \$180,029.23*

6. COMMITTEES:

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- Landscaping (Mr. Leaberry): Down to Earth is behind on their normal services due to the Hurricane. DTE will blow through the community after the city of Clermont cleans up all the debris. There were concerns with lack of consistency in mowing the yards around the back and side of homes. The Supervisor will be assessing the neighborhood landscaping after the crew completes their work to insure there is improvement. Fertilizer will be applied to the community once storm clean-up is complete.
- Architectural (Mr. Leaberry): There were three applications submitted in the past thirty days, and all were approved.
- Neighborhood Networking (Mr. Leaberry): Mr. Leaberry is the new Devonshire representative for KRCA neighborhood networking. Two main topics were discussed this month. Firstly, the number of residents allowed to occupy one residence, and secondly, the importance of all homeowners to maintain homeowners' insurance which is required by the governing documents.
- Master Board/Clubhouse Representative (Mr. Hannon): Mr. Hannon will post the full KRCA report to the neighborhood website. KRCA is updating 14 ACC guidelines to be in accordance with the Florida Building Code (FBC). Florida Paint will be the new paint manufacturer in KRCA. Florida Paint colors will match the Sherwin Williams colors, and there is no difference in the quality or warranty between the two manufacturers. The KRCA community garage sale will be held on November 2, 2024. All neighborhoods are participating this year. Garage sale visitors must enter the community through the main gate off US27. KRCA's budget approval meeting will take place on October 23, 2024, at 9 AM.
- Community Webpage (Mr. Zarcone): Mr. Zarcone presented his resignation to the community as community webmaster. Volunteers interested in taking on this role are encouraged to contact Todd Denny.
- Disaster (Mr. Denny): Hurricane Milton caused extensive damage. Mr. Denny signed the disaster document at the Clubhouse to allow the City of Clermont to complete the debris removal post-Milton. He reminded residents to keep an eye on the Weather Channel since we are still in the heart of Hurricane season. Stay vigilant.
- Neighborhood Watch (Ms. Bellucci): The nine neighborhood captains checked-in with all residents following the Hurricane. Everything went well.
- DAMES (Ms. Larke): The ladies' luncheon at Grace O'Malley's was re-scheduled to Thursday, 10/17/24 at 11:00 AM due to the storm.

7. NEW BUSINESS:

2025 Budget Review

- Jack Payne and Paul Hannon provided an overview of the 2025 proposed budget. The budget will be approved at the November meeting. Notice will be mailed to all residents in advance of the meeting date.

8. NEW BUSINESS:

Board Member Resignation

John Huey resigned from his position as Treasurer of Devonshire Neighborhood Association. A new board member will be appointed at the October board meeting.

Neighborhood Mulch

- A motion was made to approve Florida Mulch, Inc quote of \$8,359.33 to mulch the community with cocoa brown shredded mulch.
 - *Motion-* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – Jack Payne Opposed* *Motion Passes*

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9. ADJOURNMENT:

- A motion to adjourn the meeting at 4:54 PM was made:

- *Motion -*

Jack Payne

- *Second-*

Brack Leaberry

- *All in Favor – none Opposed*

Motion Passes

APPROVED BY THE BOARD OF DIRECTORS ON 11/19/24.

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager