
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

DATE: 11/18/2025
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 Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, John Denny, Brack Leaberry, Alberto Behar, and Jo Gamelli in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve October 21, 2025, meeting minutes was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - **October Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – October 21, 2025*
 - b. *Community Inspection – October 20, 2025*
 - c. *There were zero resales recorded in the month of October.*
 - *The aged receivables totaled \$9,000.70 at the end of 10/31/25. Residents are encouraged to login to their resident portal at www.LelandManagement.com to view their balance. If you have any account issues, please contact residentsupport@lelandmanagement.com or call 407-781-1188 for assistance.*
 - November violation report was forwarded to the board for review.
 - **Financial Report** –John Denny
Mr. Denny reported on the October financials. The neighborhood is operating at a YTD deficit of \$2,020.43.
 - a. *Total Assets - \$253,763.31*
 - b. *Total Expenses (YTD) – \$219,218.57*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): The crew has begun their winter schedule, which includes mowing every other week and detailing on the alternating weeks. Dora Landscaping recently contacted the Devonshire Board to discuss a potential partnership. Jo and Brack met with Dora's operations manager and site supervisor to review options and negotiate terms. Dora has offered a lower annual price for landscaping maintenance, and their proposal appears more favorable than the Association's current contract with Down to Earth. The Board will vote on whether to accept the Dora Landscaping contract at their December meeting with a start date of January 1st. If approved, Down to Earth will be issued a 30-day cancellation notice.
- Architectural (Mr. Leaberry): There weren't any ACC applications submitted in the past thirty days.
- DAMES (Ms. Larke): The Holiday Social is scheduled for December 6, 2025, from 2 PM-4 PM. The next Ladies Luncheon is January 19th. The 2026 Neighborhood Potluck will be held on March 21, 2026, from 5 PM-8 PM.
- KRCA Board Representative (Mr. Hannon): KRCA is currently operating with a year-to-date surplus. Sports Courts 3 and 4 are scheduled for resurfacing in 2026, and KRCA roads are anticipated to be re-milled in the coming years. The 2026 KRCA budgets were reviewed and approved at the October 22nd board meeting. A Town Hall meeting will be held on November 20th at 11:00 a.m. with association attorney Frank Ruggieri, where two proposed amendments will be discussed: Amendment to Article 6 and Amendment to Article 9.

6. NEW BUSINESS

Assigning the Voting 3 Members to KRCA's "Voting 45"

- A motion was made to assign Todd Denny, Brack Leaberry, and Jo Gamelli as Devonshire's Voting 3, with Alberto Behar as the alternate was made:
 - *Motion -* *Todd Denny*
 - *Second-* *Brack Leaberry*
 - *All in Favor – none Opposed* *Motion Passes*

2026 KRCA Board – Devonshire Neighborhood Representative

- A motion was made to appoint Paul Hannon as Devonshire Neighborhood's Board Representative for 2026-2027:
 - *Motion -* *Todd Denny*
 - *Second-* *Brack Leaberry*
 - *All in Favor – none Opposed* *Motion Passes*

7. NEXT MEETING DATE: December 15, 2025, at 4:00 PM.

8. ADJOURMENT:

- A motion to adjourn the meeting at 4:50 PM was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager