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# DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

## BOARD OF DIRECTORS' MEETING

**DATE:** 09/16/2025  
**TIME:** 4:00 PM  
**LOCATION:** 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, Brack Leaberry, Alberto Behar, John Denny, and Jo Gamelli, in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
  - A motion to approve June 17, 2025, meeting minutes was made:
    - *Motion -* John Denny
    - *Second-* Brack Leaberry
    - *All in Favor – none Opposed* Motion Passes
4. **REPORTS:**
  - **August Manager's Report** –Morgan Skrabalak
    - a. *Board of Director's Meeting – Cancelled*
    - b. *Community Inspection –Suspended through August*
    - c. *There were two resales recorded in the month of August.*
  - *The aged receivables were \$7,105.52 at the end of 8/31/25. 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.*
  - September violation report was forwarded to the board for review.
  - **Financial Report** –John Denny  
Mr. Denny reported on the August financials. The neighborhood is operating at a YTD deficit of \$3,836.19.
    - a. *Total Assets - \$245,698.92*
    - b. *Total Expenses (YTD) – \$177,952.43*

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### 5. COMMITTEES:

- Landscaping (Mr. Leaberry): The crew sprayed the turf for fungicide and weeds in September. In October, Iron will be applied to turf for greening. The board discussed the possibility of adding sod to the current landscaping contract, which would increase assessments by \$4.00 per month. Ultimately, they decided not to proceed.
- 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. Jo Gamelli will be leading house painting in 2026.
- KRCA Board Representative (Mr. Hannon): KRCA has been busy with several improvements and planning efforts. The 2026 budget workshop was held last week. It was reported that KRCA and the clubhouse came in about \$60,000 under budget. As a result, only a \$4.00 assessment increase is anticipated for next year. Irrigation improvements are in the process of being addressed, and KRCA-owned roads will be striped and patched in the coming weeks. The clubhouse, guardhouse, and north spa have all received fresh coats of paint. Sports Courts 1 and 2 were recently repaired, though drainage concerns remain under review, and Phase 2 of the project will soon focus on renovations to Courts 3 and 4. The next KRCA board meeting is September 24, 2025, at 9:00 AM.
- Community Webpage (Mr. Huey): The website recorded 3,300 hits so far this year.
- Neighborhood Cares (Ms. Leaberry): The committee continues to send cards and visit neighbors.

### 6. NEW BUSINESS

- 2026 Draft Budget Review
- Mr. Denny provided an overview of the 2026 Draft Budget which will be approved at next month's meeting. An increase is anticipated in 2026.
- January Paint Project
- Jo Gamelli is leading the painting project. The Paint Committee have officially begun the first steps of the community-wide paint project. This initial phase includes compiling all resident paint color codes. For reference, residents may view the approved color books at the Clubhouse. The painting work itself is scheduled to begin in January.
- Devonshire Board Appointed KRCA Representative / New Requirements
- The Board has set forth new requirements for the Devonshire Neighborhood representative on the Kings Ridge Board. Going forward, the representative must first bring any issues scheduled for a vote at the Kings Ridge Board meeting to the neighborhood level. This ensures the Devonshire Board has the opportunity to provide input and direction on how the representative should vote.

### 7. NEXT MEETING DATE: October 21, 2025 (Budget Meeting)

### 8. ADJOURNMENT:

- A motion to adjourn the meeting at 5:14 PM was made:

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- *Motion -* *Brack Leaberry*
- *Second-* *John Denny*
- *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager