
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

DATE: 1/20/2026
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, Brack Leaberry, and Jo Gamelli in attendance. Alberto Behar and John Denny were absent and abstained from all voting. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve December 16, 2025, meeting minutes was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jo Gamelli*
 - *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - **December Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – December 16, 2025*
 - b. *Community Inspection – No December inspection*
 - c. *There was one (1) resale recorded in the month of December.*
 - *The aged receivables totaled \$10,155.73 at the end of 12/31/25. 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.*
 - A motion was made to proceed with sending January violation letter per the community inspection on January 16, 2026:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jo Gamelli*
 - *All in Favor – none Opposed* *Motion Passes*
 - **Financial Report** –Brack Leaberry on behalf of John Denny
Mr. Leaberry reported on the December financials. The neighborhood is operating at a YTD deficit of \$1,008.70.
 - a. *Total Assets - \$263,148.13*
 - b. *Total Expenses (YTD) – \$259,271.30*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): Brack provided an update on the termination process between DTE and Devonshire. Devonshire is actively trying to terminate the contract with DTE. Residents are encouraged to submit work orders for all landscaping issues. The association needs documentation to assist in the termination based on the contract language.
- Architectural (Mr. Leaberry): There was one application submitted and approved in December.
- DAMES (Mr. Leaberry): The next DAMES Luncheon will be held on February 27, 2026, at Outback. The Potluck Planning Committee will meet on January 21, and any volunteers interested in helping plan the event are encouraged to attend. The annual potluck is scheduled for March 21, 2026. Additional information will be provided as it becomes available.
- KRCA Board Rep (Mr. Hannon): Mr. Hannon provided an update on KRCA. The Annual Meeting is January 28, 2026, at 9 AM. The Voting 45 will vote on several amendments, and the board of directors will be nominated for the 2026-2027 year.
- Neighborhood Watch (Ms. Bellucci): Residents were reminded to submit a Neighborhood Watch form with updated contact information. The contact forms are only used in case of emergency.

6. NEW BUSINESS

Leonard Painting Invoice Approval Process

- A motion was made to accept Leonard's Painting invoice procedure of dispersing payment for each 10-15 homes completed and inspected to equal a total project amount of \$171,000.00 at the time of completion. Jo Gamelli will be the board member responsible for receiving the checks and storing them in a secure location throughout the duration of the project:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jo Gamelli*
 - *All in Favor – none Opposed* *Motion Passes*

7. NEXT MEETING DATE: February 17, 2026, at 4:00 PM.

8. OPEN FORUM: During Open Forum, Jo Gamelli discussed the paint project and reviewed important information and resident reminders. The resident reminders and key information related to the paint project will be posted on the community website for residents to access and review. The paint project is anticipated to begin in March.

9. ADJOURNMENT:

- A motion to adjourn the meeting at 5:25 PM was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *Jo Gamelli*
 - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager