

DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

DATE: 05/21/2024
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, Alberto Behar, Jack Payne, John Huey, and Brack Leaberry in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve the April 16, 2024 meeting minutes was made:
 - *Motion -* Jack Payne
 - *Second-* Brack Leaberry
 - *All in Favor – none Opposed* Motion Passes
4. **REPORTS:**
 - **April Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – 4/16/24*
 - b. *Community Inspection – 4/09/24*
 - c. *There was one resale recorded for the month of April.*
 - A motion was made to proceed with sending violation notices per Brack Leaberry's recommendations to CAMs inspection report:
 - *Motion -* Todd Denny
 - *Second-* Jack Payne
 - *All in favor - none Opposed* Motion Passes
 - A motion was made to suspend violation inspections for June, July, and August while most residents are away:
 - *Motion -* Jack Payne
 - *Second-* Todd Denny
 - *All in favor - none Opposed* Motion Passes
 - **Financial Report** –John Huey

Mr. Huey reported on the April financials. The neighborhood is operating at a YTD deficit of \$1,916.77.

 - a. *Total Assets - \$161,180.14*
 - b. *Reserves Total (as of 4/30/24)- \$130,193.79*
 - c. *Total Expenses (YTD) – \$83,185.55*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): DTE applied the second round of high nitrogen/liquid fertilizer last week to stimulate growth and fight disease through the summer months. Remember to submit a work order for any landscaping concerns.
- Architectural (Mr. Leaberry): There was one application submitted this month which was approved.
- Master Board/Clubhouse Representative (Mr. Hannon): Both KRCA budgets are running on a surplus this month and expected to continue next month. The next KRCA board meeting is tomorrow May 22, 2024 at 9 AM in the ballroom. The main topics up for discussion are the sports courts reconstruction. The estimated project is between \$300-\$400k to redo all the sports courts.
- Community Webpage (Mr. Zarcone): There were 228 hits in the last thirty days.
- Disaster (Mr. Denny): Hurricane season is quickly approaching. Be vigilant.

6. NEW BUSINESS:

Summer Meeting Dates

- A motion was made to suspend board meetings for June, July, and August, and resume regular board meetings as scheduled in September:
 - *Motion-*
 - *Second-*
 - *All in Favor – none Opposed*

*Jack Payne
John Huey
Motion Passes*

7. ADJOURNMENT:

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

*Alberto Behar
Brack Leaberry
Motion Passes*

X _____
Director Date

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager