
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

DATE: 5/19/2026
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 Brack Leaberry.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Brack Leaberry, John Denny, and Jo Gamelli in attendance. Alberto Behar and Todd 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 April 21, 2026, meeting minutes was made:
 - o *Motion -* *Brack Leaberry*
 - o *Second-* *John Denny*
 - o *All in Favor – none Opposed* *Motion Passes*
4. **REPORTS:**
 - o **April Manager's Report** –Morgan Skrabalak
 - a. *Board of Directors Meeting – April 21, 2026*
 - b. *Community Inspection – April 20, 2026*
 - c. *There was one (1) resale(s) recorded in the month of April.*
 - o *The aged receivables totaled \$8,719.74 at the end of 4/30/26. 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.*
- The board agreed to suspend May maintenance violations due to City of Clermont water restrictions.
 - o **Financial Report** –John Denny
Mr. Denny reported on the April financials. The neighborhood is operating at a YTD deficit of \$3,152.95.
 - a. *Total Assets - \$129,142.04*
 - b. *Total Expenses (YTD) – \$91,541.25*

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5. PREVIOUS BUSINESS

Age Affidavit Updates

- Brack Leaberry provided an update on the age affidavit project, reporting that approximately 86% of residents have submitted their updated age affidavit forms. Based on the information received, the Devonshire Neighborhood remains in compliance with the 80/20 rule.

Replacement of landscaping in common area cul-de-sac

- Brack Leaberry reported that the Kingswood cul-de-sac landscape replacement is scheduled to take place in early June.

6. NEW BUSINESS

2026 Florida Mulch Proposal

- A motion was made to approve Florida Mulch estimate #B17606 in the amount of \$9,294.83 for community mulching, with installation anticipated to begin next week.:
 - o *Motion -* John Denny
 - o *Second-* Jo Gamelli
 - o *All in Favor – none Opposed* Motion Passes

7. COMMITTEES:

- Landscaping (Mr. Leaberry): Brack provided a landscaping update, noting that Dora Landscaping detail days are scheduled for Tuesdays, with mowing occurring each Wednesday. The crew applied liquid fertilizer and pest control treatments in May. Brack reminded residents of the established deadline to remove dead landscaping. Homeowners must remove dead plants by 6/1, with full replacement by 11/26. Homeowners are reminded to submit a work order for any landscaping concerns or requests.
- Architectural (Mr. Leaberry): There were two applications submitted and approved in May. Residents should contact Brack with any questions regarding the ACC submission process.
- DAMES (Ms. Larke): The DAMES Luncheon flyer was distributed at the meeting with information on the upcoming luncheon.
- KRCA Board Rep (Mr. Hannon): Mr. Hannon provided a brief overview of KRCA updates. Sports Courts 3 and 4 are now open for use. The pickleball courts should be open soon. The next KRCA Board Meeting is scheduled for Wednesday, May 27 at 9:00 AM.

8. NEXT MEETING DATE: June 16, 2026, at 4:00 PM.

9. ADJOURNMENT:

- A motion to adjourn the meeting at 4:43 PM was made:
 - o *Motion -* Jo Gamelli
 - o *Second-* John Denny
 - o *All in Favor – none Opposed* Motion Passes

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager