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# DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

**DATE:** 03/18/2025  
**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 4:24 pm by Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, Brack Leaberry, John Denny, Diane Friedman, and Alberto Behar in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **NOMINATE AND RATIFY THE OFFICERS AND DIRECTORS OF THE ASSOCIATION**
  - A motion to appoint Todd Denny as President of the association was made:
    - *Motion -* *Brack Leaberry*
    - *Second-* *John Denny*
    - *All in Favor – none Opposed* *Motion Passes*
  - A motion to appoint Brack Leaberry as Vice President of the association was made:
    - *Motion -* *Todd Denny*
    - *Second-* *Alberto Behar*
    - *All in Favor – none Opposed* *Motion Passes*
  - A motion to appoint John Denny as Treasurer of the association was made:
    - *Motion -* *Todd Denny*
    - *Second-* *Brack Leaberry*
    - *All in Favor – none Opposed* *Motion Passes*
  - A motion to appoint Diane Friedman as Secretary of the association was made:
    - *Motion -* *Todd Denny*
    - *Second-* *Brack Leaberry*
    - *All in Favor – none Opposed* *Motion Passes*
  - Alberto Behar as the Director at Large.
4. **APPROVAL OF THE MINUTES:**
  - A motion to approve the February 18, 2025, meeting minutes was made:
    - *Motion -* *Brack Leaberry*
    - *Second-* *Diane Friedman*
    - *All in Favor – none Opposed* *Motion Passes*

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### 5. REPORTS:

- **February Manager's Report** –Morgan Skrabalak
  - a. *Board of Director's Meeting – 02/18/25*
  - b. *Community Inspection –02/14/25*
  - c. *There were no resales recorded in the month of February.*
- *The aged receivables were \$2,815.44 at the end of 02/28/25. 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.*
- March violation report was forwarded to the board for review.
- **Financial Report** –John Denny

Mr. Denny reported on the February financials. The neighborhood is operating at a YTD surplus of \$5,388.14.

  - a. *Total Assets - \$217,423.83*
  - b. *Total Expenses (YTD) – \$50,193.68*

### 6. COMMITTEES:

- Landscaping (Mr. Leaberry): Down to Earth crew is still on the winter schedule with mowing every other week. The crew applied a 20% nitrogen fertilizer to each homesite. An additional front treatment will be applied in April. Mulch was delivered and installed by Florida Mulch. There are six open work orders.
- Architectural (Mr. Leaberry): There were two applications submitted in the past thirty days. Both applications were approved. Please contact Brack Leaberry for assistance if you are planning to submit an ACC application.
- Neighborhood Networking (Mr. Leaberry): Mr. Leaberry discussed a few topics brought up at the last meeting. The main discussion surrounded the streetlights in Aberdeen.
- KRCA Board Representative (Mr. Hannon): KRCA met numerous times over the past month. An update will be shared on the Devonshire website. The A/C units overhead the ballroom and main clubhouse will be replaced. The roof will also need replacement in the coming years. KRCA has adequate funds in Reserves for the scheduled projects. The next KRCA board meeting is March 26, 2025, at 9:00 a.m.
- Community Webpage (Mr. Huey): There were 270 website visits in the past thirty days.
- Neighborhood Cares (Ms. Leaberry): The committee is working to spread positivity and bring the neighborhood together.

### 7. NEW BUSINESS:

#### DWC Outdoors Proposal

- A motion to approve proposal #3570 for Hurricane tree trimming in the amount of \$5,700.00 was made:
  - *Motion -* *Brack Leaberry*
  - *Second-* *John Denny*
  - *All in Favor – none Opposed* *Motion Passes*

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### Records Request Policy

- A motion to approve the records request policy as presented was made:
  - *Motion -* *Alberto Behar*
  - *Second-* *John Denny*
  - *All in Favor – none Opposed* *Motion Passes*

### 8. ADJOURMENT:

- A motion to adjourn the meeting at 5:04 PM was made:
  - *Motion -* *Brack Leaberry*
  - *Second-* *John Denny*
  - *All in Favor – none Opposed* *Motion Passes*

Approved by the Board of Directors on 4/15/25.

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager