
DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

DATE: 06/17/2025
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 4:00 pm by Todd Denny.
2. **ESTABLISH QUORUM:** Quorum of the board was established with: Todd Denny, Brack Leaberry, John Denny, and Joanne Gamelli, in attendance. Alberto Behar was absent and abstained from all Voting. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
 - A motion to approve May 20, 2025, meeting minutes was made:
 - *Motion -* John Denny
 - *Second-* Alberto Behar
 - *All in Favor – none Opposed* Motion Passes
4. **REPORTS:**
 - **May Manager's Report** –Morgan Skrabalak
 - a. *Board of Director's Meeting – 5/20/25*
 - b. *Community Inspection –5/16/25*
 - c. *There were zero resales recorded in the month of May.*
 - *The aged receivables were \$4,859.43 at the end of 5/31/25. 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.*
 - June violation report was forwarded to the board for review.
 - **Financial Report** –John Denny
Mr. Denny reported on the May financials. The neighborhood is operating at a YTD deficit of \$8,055.81.
 - a. *Total Assets - \$230,174.60*
 - b. *Total Expenses (YTD) – \$117,549.20*

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5. COMMITTEES:

- Landscaping (Mr. Leaberry): The crew is going to apply an iron supplement to sodded areas, as well as insecticide for pest control, fungicide and pre-treatment for root rot in June. DTE will begin trimming the golf course hedge line as part of the neighborhood service on the property that backs up to Cardigan.
- Architectural (Mr. Leaberry): There were no applications submitted in the past thirty days. Please contact Brack Leaberry for assistance if you are planning to submit an ACC application.
- DAMES (Ms. Larke): No scheduled events currently.
- Disaster (Ms. Larke): Ms. Larke passed out Hurricane Booklets to those in attendance at the meeting. She will place the remaining booklets in resident's media boxes.
- KRCA Board Representative (Mr. Hannon): The clubhouse and entrance gate roofs were all replaced with new tile roofing. Tennis Courts 1 and 2 are still under construction due to surface area issues. The oak trees in the clubhouse parking area have been removed and will be replaced with 34 Crepe Myrtles. Due to increasing safety concerns, the Board approved the installation of bollards on the Danbury Mill gate. The next KRCA board meeting is June 25, 2025, at 9:00 AM.
- Neighborhood Cares (Ms. Johnson): The committee celebrated 14 birthdays and 4 anniversaries in May. In June, the committee shared 2 sympathy cards, 6 birthday cards, and 1 retirement card.

6. NEW BUSINESS

- Acct Ending in *****6601 – Probate Proceedings
- A motion was made to proceed with the legal recommendation to allow legal counsel to continue efforts in trying to locate the financial interest for the above-mentioned account. CAM has contacted the association's legal counsel to see if the costs associated with locating the financial interest can be recovered by the heir.:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*
- Acct Ending in *****6601 – Probate Proceedings
- A motion was made to reach out to SECO regarding the property's utilities to see if it is an option to have the power turned back on at the association's expense for the time being until the property is sold and the association can recoup costs.:
 - *Motion -* *Todd Denny*
 - *Second-* *Brack Leaberry*
 - *All in Favor – none Opposed* *Motion Passes*

7. NEXT MEETING DATE

- A motion was made to suspend community inspections and board meetings through August:
 - *Motion -* *Todd Denny*
 - *Second-* *Brack Leaberry*
 - *All in Favor – none Opposed* *Motion Passes*

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8. ADJOURMENT:

- A motion to adjourn the meeting at 5:03 PM was made:
 - *Motion -* *Brack Leaberry*
 - *Second-* *John Denny*
 - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager