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# DEVONSHIRE

NEIGHBORHOOD ASSOCIATION, INC.

## BOARD OF DIRECTORS' MEETING

**DATE:** 10/21/2025  
**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, John Denny, and Jo Gamelli, in attendance at 4:00 PM. Alberto Behar joined the meeting at 4:11 PM. Brack Leaberry was absent and abstained from all voting. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**
  - A motion to approve September 17, 2025, meeting minutes was made:
    - *Motion -* John Denny
    - *Second-* Jo Gamelli
    - *All in Favor – none Opposed* Motion Passes
4. **REPORTS:**
  - **September Manager's Report** –Morgan Skrabalak
    - a. *Board of Director's Meeting – September 17, 2025*
    - b. *Community Inspection – September 16, 2025*
    - c. *There were zero resales recorded in the month of September.*
  - *The aged receivables totaled \$8,388.23 at the end of 9/30/25. 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.*
  - October violation report was forwarded to the board for review.
  - **Financial Report** –John Denny  
Mr. Denny reported on the September financials. The neighborhood is operating at a YTD deficit of \$1,856.94.
    - a. *Total Assets - \$248,970.68*
    - b. *Total Expenses (YTD) – \$196,131.53*

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### 5. COMMITTEES:

- Landscaping (Ms. Gamelli): The crew is currently working to address irrigation and pest concerns throughout the community. Carlos has agreed to increase pest control treatments to help mitigate the reported turf issues. The pest concern has been identified as possible mole crickets. In addition, the crew has applied both granular and spray fertilizer to improve turf health and appearance. Residents are encouraged to submit a work order to report any landscaping concerns so they can be addressed promptly.
- Architectural (Mr. Gamelli): There was one ACC application submitted and approved in the past thirty days.
- Neighborhood Welcome (Ms. Larke): Two new homeowners were welcomed recently. One property is set to close in November, and the new residents will be welcomed once they are moved in.
- DAMES (Ms. Larke): The Holiday Social is scheduled for December 6, 2025, from 2 PM-4 PM. The 2026 Neighborhood Potluck will be held on March 21, 2026, from 5 PM-8 PM. Driveway Drinks are starting up this Thursday, and every Thursday moving forward from 4 PM-6 PM.
- KRCA Board Representative (Mr. Hannon): KRCA has been busy with several improvements and planning efforts. The 2026 preliminary budget was approved in September. The Official Budget Adoption Meeting is October 22, 2025, at 9:00 AM.

### 6. NEW BUSINESS

#### 2026 Budget Approval

- A motion was made to adopt the 2026 budget as presented:
  - *Motion -* *Alberto Behar*
  - *Second-* *Jo Gamelli*
  - *All in Favor – none Opposed* *Motion Passes*

#### 2026 Assessment Approval

- A motion was made to approve the 2026 monthly assessment of \$255.00 per homesite:
  - *Motion -* *John Denny*
  - *Second-* *Jo Gamelli*
  - *All in Favor – none Opposed* *Motion Passes*

#### Harris Civil Engineers – Road Report

- A motion was made to engage Harris Civil Engineers to complete a Road Report for Devonshire Neighborhood in the amount of \$3,490.00:
  - *Motion -* *John Denny*
  - *Second-* *Jo Gamelli*
  - *All in Favor – none Opposed* *Motion Passes*

### 7. NEXT MEETING DATE: November 18, 2025, at 4:00 PM.

### 8. ADJOURNMENT:

- A motion to adjourn the meeting at 4:37 PM was made:

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- *Motion -* *John Denny*
- *Second-* *Alberto Behar*
- *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager