

Board of Directors Meeting – November 20, 2025

4:00 PM / WATERFORD SPORTS CLUB

AGENDA may also be found on the website www.devonshirenorthhoa.com

BOARD MEMBERS

Bob Knudsen	President		Michael Horvath	Vice President
Gail Haynes	Secretary		Anthony DiGiovanni	Treasurer
Janet Wunderle Cook	Director		Tom Lechmanik	Director
Todd Gilreath	Director			

Send all communications for the Board Members using: devonshire.north@gmail.com

AGENDA

- Call to Order
- Roll Call

New Business

- 2026 Budget Discussion and Approval
- 2026 HOA Fee Discussion and Approval
- Planting New Tree on Common Area
- Mulch application
- Roof Cleaning

Reports

- Secretary's Report: Gail Haynes
- Treasurer's Report: Anthony DiGiovanni
- Landscape Report: Tom Lechmanik
- ACC-Report: Janet Wunderle Cook
- WMOA Liaison Report: Janet Wunderle Cook
- Communications Report: Todd Gilreath

Old Business

- DevNo Board Nominations (3 Board Members)

Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on November 20, 2025

REPORTS

Secretary's Report

DEVNO Board of Director's Meeting Minutes from October 16, 2025

Meeting was called to order by President Bob Knudsen, via phone, at 4:00 p.m. at the Waterford Sports Club.

Board members present were Gail Haynes, Janet Wonderlie -Cook, Todd Gilbreath, Michael Horvath. Also present via phone were: Bob Knudsen and Anthony DiGiovanni. Excused was Tom Lechmanik.

Member of DEVNO present were: Pam Harvey, Moni Dusablon, Melissa Stofko, Jan Taft, Tom Taft, Rob Zoz, and Barb Calder.

New Business:

- Jan moved, seconded by Gail that we adopt the Email policy presented by Bob and included with the meeting agenda. After discussion, Todd Gilbreath abstained and 5 ayes, no nays, the motion passed.
- Items 2 and 3 on the agenda: Bob moved, Janet seconded that these items be tabled for future consideration. All agreed.
- Bob reminded everyone that there are currently 3 board positions available to be filled at the Annual Election.
- Todd requested that there be some discussion on the new Email policy. After some clarifications by the board and members present, it was agreed that items regarding social events or information about extreme weather, should be considered as informational and not actions of the board.

Reports:

- Mike moved and Janet seconded that the Secretary's minute be approved. All agreed
- Anthony reported on the Treasure's report via phone. Todd moved and Bob seconded that the Treasurer's report be accepted and filed. All agreed.
- The Landscape report was given by Mike, in Tom's absence. There were no questions, Bob moved, seconded by Janet that the report be accepted. All agreed.
- Janet's reports for the WMOA liaison and ACC were given. All WOMA inspections will include photos. Particular attention should be paid to clean driveways, lamps, mailboxes. Please be certain that the hurricane protection that you use has been approved as a variance. Kathleen can check for you, if you are not sure. DEVNO will be inspected in January. Todd moved and Mike seconded that the reports be accepted. All agreed.
- The Communications report was given by Todd. Janet moved and Gail seconded that his report be accepted. All agreed.

Old Business:

- Bob reported that the Insurance has been increased to \$200,000 to reflect our budget. The Policy has been paid and is good for a year.

Comments:

- Mike suggested that at our next meeting we look into software companies to assist with our DEVNO responsibilities. Barb Calder mentioned that she has dealings with some local HOA management companies and that some are not good. Mike will further research this for next month.
- Janet mentioned that WOMA plans to clean the sidewall drains (gutters) this year but return that function to the residents. Tom Taft mentioned that previously this resident function was opposed because various cleaning methods, which may not be environmentally sound, could result, so then WOMA did decide to clean them so all could be assured that it was done in a proper manner.
- Barb Calder proposed that she would like to donate a tree be planted near the Hamer bench to provide shade. Mike mentioned he was interested in creating a nicely landscaped area on Belfry where the bushes/tree had been removed. These suggestions will be added to next month's agenda.
- The 2026 budget will be discussed at the November meeting.
- Our next meeting will be November 20, 2025 at 4:00 p.m.
- Mike moved, seconded by Janet that the meeting adjourn at 5:25 p.m. All agreed.

Landscape Report

November 8, 20253

Services

- Mowing and edging – October 1, 8, 15 and 22
- Pruning and weeding – October 6 and 7
- Irrigation inspection – October 20

Invoices

Date	Invoice #	Description	Amount
10/10/25	A011027	Repairs completed 10/8 to track and replace faulty valve at 1553 Jasper	\$550.00
11/1/25	JO14941	monthly maintenance	\$7,987.00

Reclaimed water usage

Meter	Gallons	Amount
Gleneagles	830,794	\$1,765.35
Jasper	120,547	\$204.61
Total	951,341	\$1,969.96

Mulch

- Mulch will be delivered either November 20 or 21. Greenscapes will promptly install on the following weekday – November 21 or 24.

Residents can elect one of only two options:

1. If you DO NOT want any mulch please advise Tom Lechmanik by November 12.
2. If you choose to spread mulch yourself, Greenscapes will place the allotted bags at the end of your driveway. Please advise Tom Lechmanik if this is your decision by November 12.

A few requests have been made to have Greenscapes install mulch only in selected locations and the homeowner will spread the rest. We cannot be responsible for this action.

Devonshire North ARC Report

Devonshire properties were inspected by WMOA ARC and twelve violations were recorded:

- 1 Missing house number
- 1 Equipment surround, dirty and not high enough (corrected)
- 1 Weeds (corrected)
- 3 Dirty driveways (all corrected)
- 4 Dirty or leaning lamp posts (three corrected)
- 1 garden hose hanging from a tree branch (outstanding)

Variances filed and approved for the month:

Address	Owner	Description
1542 Belfry	Wunderle	remove shrubs
1542 Belfry	Wunderle	dumpster and Porto John
1571 Jasper	DiGiovanni	remove dead palm and plant an olive tree
1526 Belfry	Knudson	remove two dead shrubs
1526 Belfry	Knudson	replace light pole and lantern
1513 Belfry	Haynes	hurricane shutters
1566 Belfry	Stofko	screen replacement
1504 Jasper	Bosse	screen replacement

WMOA ARC Report

November 4, 2025 Meeting

Property manager reported there were 19 variances submitted, two were withdrawn
190 violations from the monthly inspections:

- 111 closed
- 49 remain
- 19 on hold (what about the others)

Sixty violations over all remain outstanding, no hearings to be held in November.

The WMOA communication/educational report for November will be on Yard Lights

The ARC committee has been asked by President Pam Shierberg to review ARC rules and where there is a provision in the CCR's relating to that rule, write specifications for clarification and the rule will then be removed.

The topic of Iguanas was presented. There is a presence in Waterford. A few facts about the invasive reptile and the legal way to deal with them.

- Do not confuse their hole with that of an armadillo, the Iguana dig a sideways D shaped hole, and, in most cases, their tail marks can be seen leading into the hole.
- You will most likely see these in March through May when the female lays her clutch of 20 to 70 eggs.
- Armadillo digs a half moon shape hole and may occur any month. Both prefer loose sandy areas. The Iguana likes the banks of lakes and ponds thus the concern for our "Enforced lake banks".
- Iguanas have been around for 10,000 years, are a source of low fat protein and are often used in tacos and burritos in the islands. They are known as "the chicken of the trees".
- They are most active in the evening hours, hide in trees, not direct sunlight areas.
- In Sarasota County you can trap or shoot them with a pellet gun. If you choose to trap, you then call the Animal control at 914-861-9500 for pick up. This will cost you \$50.00 per reptile, if you shoot them, double bag and put into your trash.
- An additional concern is the fact that their feces carries salmonella which can be harmful to your pets and other animals.

For additional information, you can GOOGLE Iguanas, the green is the most prevalent in the state of Florida.

Next meeting: December 2, 2025 at 10:00am

WMOA BOARD OF DIRECTORS MEETING

The board has approved the Reclassify the following Reserve Accounts to Deferred Maintenance : Road Sealing, Fountains, Gates, Sports Club Paver Sealing, Drainage Structures, Mailboxes, Lights, Park Benches, and Lake Bank Maintenance.

- 2026 Reserve Budget was approved in the amount of \$242,842.08
- 2026 Operational Expenses Budget was approved in the amount of \$1,277,279.00
- 2026 Annual Assessment with an increase of 3.1% was approved.
- The Annual HOA payment will be \$2,232.00
- The 2026 fee schedule will remain the same.

A report was given regarding seal coating our roads by the gentleman whose company is paving our roads. We are on a 15-year replacement plan which requires no seal coating according to the presenter. Our best option is to continue to remove and inch to an inch and a half and repave every fifteen years. He explained that the cracks are due to the high-water table found throughout Florida and sealcoating will not resolve that issue.

Tom Galek was appointed to the nominating committee.

Denise Rogan's resignation from the ARC committee was approved.

The revised CCR's are in the process of being changed by the attorney. When that is done, the board will sign off, and we will be able to have a copy of the revisions.

The project status reports were given:

The multi-purpose area will hopefully be finished by Christmas. There are several items remaining. Root barriers around several Grand Oaks (I encourage you to check this out regarding the success of doing this on a mature oak, consult Google), the basketball hoop, hard and soft landscape, telescoping poles, signage, and the city permit release.

Tennis courts will be addressed in May to minimize interruption during the season.

A report highlighting the Venice Sarasota Memorial Hospital was given. The hospital celebrated its fourth-year anniversary this week. The facility is 90% occupied the majority of the time. The new building is for the radiology department that is adding additional MRI's and the addition of fifty rehab beds plus additional general care beds. There is a desperate need to update their IP format to improve communications and records between hospitals and doctors' offices. North Port does not have a hospital and with 85% of its population being over 55 years old, efforts are ongoing by Sarasota Memorial of Venice to resolve this matter.

Communication Report

- 11 Communications sent (Socials, mulch, meeting reminder among others)
- 14 Emails received