

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – February 19, 2026

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	Taylor Hackett	Treasurer
Janet Wunderlie Cook	Director	Tom Lechmanik	Director
Fredi Goldman	Director		

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

AGENDA

- Call to Order
- Roll Call

New Business

- Plantings at Devonshire North Entrance
 - WMOA has changed policy
 - Dwarf Pentas to be planted in March
- Status of HOA Software

Reports

- Secretary's Report: Gail Haynes
- Treasurer's Report: Taylor Hackett
- Landscape Report: Tom Lechmanik
- ARC-Report: Janet Wunderle Cook
- WMOA Liaison Report: Janet Wunderle Cook
- Communications Report: Fredi Goldman

Old Business

- Roof cleaning results

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on March 19, 2026

REPORTS

Secretary's Report

Annual Meeting of Devonshire North Homeowners Association

Waterford Sports Club, January 15, 2026

Meeting was called to order at 4:15 p.m. by President Bob Knudsen.

Board members present: Bob Knudsen, Gail Haynes, Mike Horvarth, Todd Gilreath,

Janet Wunderle-Cook, Tom Lechmanik. Excused; Anthony DiGiovanni.

Member present: listed on Sign In Sheet.

New residents in attendance: Taylor Hackett 1558 Belfry Dr

Barb Calder presented the updated DEVNO map. One correction is to delete the "land line" for Stofko's. Ed cell # 941 223-2400, Melissa cell: 941 525 3264

Everyone is grateful for this updated map and thank Barb for her efforts!

Gail presented the Secretary's minutes of the Annual Meeting 2025. Bob moved to accept, seconded by Todd, all agreed.

In Anthony's absence, Bob presented the Treasurer's report with a final update of the carry forward balance to be \$11,349.35.; complete report is in packet. Todd moved, Gail seconded, to accept and file the report; all agreed.

Tom gave a summary of the Landscape report contained in the packet. Janet moved, Todd seconded to accept the report. All agreed.

Janet reported on the ARC; details in the packet. Janet said that WOMA had inspected DEVNO earlier and then reinspected driveways and roofs following the cleaning last week. Todd moved and Bob seconded that her report be accepted. All agreed.

Todd reported on the activities of our website and use for communications. Public comments were favorable and appreciative of his work. Janet moved and Mike seconded that report be accepted; all agreed.

Bob reported that DEVNO came in under budget this past year. Suggested that we consider using the extra funds to begin replacing the 5 miles of irrigation system lines, Hopefully this can be a multi-year project.

Responding to questions about legal fees for CCR: We need to update and renew our CCR's because the state laws are requiring new language and more changes are expected this year. The budgeted funds are to have legal review once we have completed our updates. It is hoped to get this done by the fall.

New Business

Mike moved, seconded by Janet that we move \$11,349.35 from last year's budget to this year's budget. All agreed.

Election results. 37 ballots were cast. Taylor Hackett and Fri Goldman were elected to the board. Todd and Anthony were thanked for their service to DEVNO.

Public comment/questions

Jackie Henry had questions about the previously budgeted but delayed sod replacements and also about the presence of grubs, and weeds in our lawns. Bob reported that he had spoken with Greenscape concerning the grubs and they promised to examine for grubs and "treat" if required. Several residents commented on weeds in the lawns and dead patches. Janet remarked that WOMA was now ok with the use of "plugs" and WOMA recognized the difficulty of keeping golf course grass out of our St Augustine grass lawns. It was suggested that the new landscape contract address these issues more effectively.

Mike mentioned that Peppermint oil spray is good to deter bugs in your hibiscus bushes.

Todd asked what was the update on the swale for Jasper and it was reported that work has been done.

Bob announced that there is a Board meeting immediately following the Annual meeting to elect officers and committee chairmen. And there would be a presentation on a possible new web system. Everyone is welcome to stay.

Our next board meeting is February 19, 2026

Mike moved, seconded by Janet to adjourn.

Meeting adjourned at 5:00 p.m.

DEVNO Board meeting January 15,2026

Special DEVNO Board Meeting called to order at 5:05 p.m.by Bob Knudsen.

Member of the public in attendance: Tom Taft and Todd Gilreath

Board members present: Bob Knudsen, Gail Haynes, Tom Lechmanik, Janet Wonderle-Cook, Michael Horvath, Taylor Hackett. Excused: Fredi Goldman.

One of the purposes of this special meeting is to elect officers and committee heads.

Janet nominated Bob Knudsen as President, seconded by Mike. All agreed.

Bob moved, seconded by Tom that Michael Horvath be Vice President. Passed unanimously.

Bob nominated, seconded by Janet that Gail Haynes become Secretary, all agreed.

Tom nominated, seconded by Bob, that Taylor Hackett become Treasurer. Passed unanimously.

Tom will continue as a Director and Landscaping chairman.

Janet was reelected to the board and will continue as a Director and as ARC chairman. And serve as a liaison to WOMA

Fredi will become Communications chairman and possibly as a back up to Janet when Janet is away.

Todd will transfer the Communications information to Bob and he will give it to Fredi (and/or Mike for the new system).

Mike presented information on his trial use of the PAYHOA website. Cost will be about \$17.00 a year per household.

Gail moved that we accept this new plan and begin ASAP. Seconded by Janet. All agreed.

Our next board meeting will be Feb 19, 2026 at 4:00.

Motion to adjourn by Tom, seconded by Janet. Passed unanimously.

Meeting adjourned at 6:00 p.m.

Treasurer's Report

February 19, 2026

Devonshire North Cash Balance as of February 17, 2026

SeacoastBank

Checking (0920)	\$ 22,686.12
Savings (1083)	\$ 157,215.71
Reserve (1846)	\$ 27,142.23
Total	\$ 207,044.06

Notes:

- All utilities expense bills received on or before February 15th, 2026 have been paid in full.
 - Two most recent payments made to Greenscapes have been mailed out but the checks have not yet cashed. Once cashed they will reduce the above checking account balance.
- We have received 63 of 66 2026 dues.
- All income and expenses through the end of January 2026 are in line with Budget.
- Accounting /bookkeeping is currently being transitioned over to the new HOA software. Once the initial setup is complete the new software should reduce manual imputes and modernize financial reporting & recordkeeping. New financial reports generated through the software will be included in future treasurer reports.

Landscape Report

Landscape Report #1 – February 16, 2026

- Mowing and edging – January 7 and 21
- Pruning and weeding – January 5 and 6
- Spray for weeds - January 5 and 6
- Irrigation inspection – January 19

Irrigation invoices:

Date	Invoice #	Description	Amount
12/31/25	A011142	Repairs completed on 12/17/25 for broken sprinkler head by AC at 1537 Jasper Ct	\$124.00
01/14/26	A011180	Parts replaced following 12/10/25 inspection	\$381.90
01/01/26	JO15027	Monthly maintenance	\$7,987.00

Note: I was away during this time period so cannot confirm if the scheduled work was done on these dates

Reclaimed water usage:

Source	Dates	Usage (gallons)	Amount
Gleneagles	11/25/25 – 12/26-25	760,524	\$1,610.75
Gleneagles	12/26/25 – 01/26/26	766,032	\$1,622.87
Jasper	11/25/25 – 12/26-25	96,057	\$150.74
Jasper	12/26/25 – 01/26/26	113,761	\$189.68

Communications Report

January 2026

Devonshire North received 4 emails and sent 11 emails during the month of January, 2026.

ARC Report

The following variances were filed and approved in January and February:

1554 Belfry, Salamone..... .painting
1554 Belfry, Salamone..... garage lights
1542 Belfry, Wunderle..... Garage lights
1542 Belfry, Wunderle Paint Front Door
1548 Jasper, Neumister..... Shrubs removal and Replacement
1562 Belfry, Rufino..... Glass sliders/lanai

WMOA ARC Report

January 6, 2026

There was no managers' report due to the absence of Barb Fager

The new inspection schedule was distributed with inspections beginning January 13th. It was suggested that members do not share inspection schedules as owners are expected to have their properties taken care of at all times.

The committee has reviewed rules and specifications as they apply to the amended 2025 CCR which were passed. It was agreed that a number of rules can be archived and a few specifications will need to be written to clarify some areas. That will be done and reviewed at the next meeting.

Communication blasts for the Watch were reviewed. Janet Wunderle was asked to write a monthly article highlighting one of the CCR areas. The March article will be on painting requirements followed by driveways and Miami gutters in April.

The empty lot on Kilruss generated many complaints. It was agreed that violations for weeds, irrigation, grass and maintenance will be issued.

Meeting was adjourned.

WMOA ARC Report

February 3, 2026

Managers' report: Barb Fager reported seven open violations. Barb has begun working on the SmartWebs Exterior Change request input. A committee demonstration on this topic will be scheduled to help members understand the change. Denny Freirmont has resigned from the committee.

January inspections have been completed. Richard Alfield shared the Architectural Standards index he created.

Old business: Pam passed out copies of the newly revised CCR's and reviewed them one by one. There are 14 rules that are covered in the new CCR's and thus can be archived. There are 7 Specifications that need to be clarified.

New Business: Jan Wunderle and Jan Brutus suggested that we need to create a rule for landscape lighting due to the more decorative outdoor lighting that may be misconstrued as ornamental. The committee agreed, we will write the rule at the March ARC meeting.

Meeting was adjourned

WMOA Liaison Report

January 8, 2026

An issue regarding the Walkway from Wesley to the WMOA cart path was discussed. The President wanted \$7,200.00 from Acc: 7230.01 to install a black commercial aluminum fence with a 5-foot-wide latched pedestrian gate between Wesley Place and the WMOA cart path. Repair concrete sidewalk between Wesley Place and WMOA cart path, install a convex mirror on the tennis court fence and install a speed bump on the cart path on either side of Wesley Place sidewalk. Much discussion occurred. The speed bump was determined by most board members as a bad idea and was removed from the motion. The fence and gate were approved.

Funds were approved for the paving of Turnberry Drive and the south part of Brenner Park Drive. Also approved were funds to dredge Lake 5 to Lake 7 ditch and Lake 7 to Lake 9 ditch.

An overview of the "All About Waterford" was presented by Richard Ahlfield. The board agreed to go forward with the program.

Henry Silva reviewed the cost of tags to vendors.

The Landscape chairman reported that Juniper has assigned a new manager to our committee. An update was given on the mulch situation.

Joe McDonald will host a seminar on 1/16 at 7 p.m. on electrical applications and on 1/17 regarding infrastructure.

It was reported that there was an error by the attorney on the CCR's so they needed to be revised and resubmitted to the board for approval prior to being recorded with the county and the state of Florida.

There will be a WMOA volunteers dinner February 28th at the Sports Center.

A reminder that the Annual WMOA meeting is March 3rd and it will be held at the Sports Center which will save approximately \$1,000.00. Reviewing the past few years attendance., it was felt that the Sports Center could accommodate the gathering. The organizational meeting will follow the following day.

President Shierberg requested an additional WMOA meeting on January 22, 2026, to once again ask residents to restrict buyers from renting until after they have owned the property for one

year. If agreed, the matter could be added to the annual meeting packet and voted on once again. The CCR's would then need to be amended if the matter passed.

OWNERS COMMENTS:

Janet Wunderle, George Barns and one other resident (I missed the name) spoke against the addition of the fence and gate as out newly revised CCR's clearly state: No fences or gates are permitted. This is a clear violation and will open the ability for a resident to erect a fence or gate. The objections fell on deaf ears.

Meeting was adjourned

WMOA Liaison Report

February 12, 2026

Bill Troetel was appointed interim Chair of the Community Enrichment Committee, Wymond Duncan as Chair of the Infrastructure Committee.

\$4,500 was approved from reserves account 3507.00 to replace the entire Gleneagles Dr. exit gate which includes the pedestal, motor, gearbox, circuit card and arm.

A motion was approved to have keys in both the men's and ladies' restroom for the multi-purpose area and tennis courts vs just the men's restroom. An email blast will notify residents

Approved \$21,000.00 from retained earnings moved to the disaster fund.

Approval to move forward with fines for CCR violations on four residents.

Approval to utilize 12th Judicial Circuit Citizen Dispute Settlement Program to recover monies owed WMOA from: Lot J8/ 1437 Kilberry Way and Lot K23/ 1528 Waterford Way.

The following Rules have been archived as they are covered in the revised CCR's: Antennas, Curbs and Miami Drains, Driveway Parking, Driveways, Sidewalks, Street Gutters, Energy Devices/Solar Collectors, Garden hoses, Mailboxes, Portable Items and Devices, Propane Gas, Solar Panels, Storm Shutters and Swing sets.

Fran White gave a recap on 2025 Year-End Financial Summary which was favorable.

Henry Silva suggested the purchase of a locking mechanism for the Multi Purpose Court and Tennis Court, but the idea was tabled feeling the placement of keys in both bathrooms will solve the matter.

A reminder for the Annual Meeting March 10, 2026 at 7 p.m. at the Sports Club. People are encouraged to vote anytime between now and the meeting. Ballots will be taken at the meeting.

Each Director was asked to prepare a report on the accomplishments of 2025. No PowerPoint presentation will be given this year.

Meeting was adjourned