

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – May 21, 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

- 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

- Flagpole lighting
- Pest management

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on June 18, 2026

Secretary's Report

Devno Board Meeting Minutes, April 16, 2026

Meeting was called to order at 4:06 p.m. at the Waterford Sports Club by President Bob Knudsen. Tom Lechmanik and Gail Haynes were absent, in attendance: Bob Knudsen, Mike Horvath, Fredi Goldman, Taylor Hackett and Janet Wunderle-Cook.

Residents present: Joy Kennedy, Moni Dusablon, Pam Harvey, Tom Taft, Jan Taft, Rob Zoz, Laura Zoz and Todd Gilreath.

New Business:

Mike Horvath reported that he had sent out an invitation to all residents to join the new Software program. If you did not receive this, please check your spam folder. He also indicated that he would resent that message. He welcomed any concerns or comments you may have.

Bob reported on a leak at 1564 Jasper. One issue is locating the valves, once found, the clinoid in the valve was replaced. Tom has looked into having our valves mapped throughout the community. The one estimate he received was for \$6,500.00. Bob suggested that we allocate not to exceed \$7,000 from the irrigation improvement account to cover the cost. Isolation valves will be installed on the two main lines to shut off irrigation to make finding leaks easier.

Jan motioned to approve the expenditure, Fredi seconded. The motion passed 5 to 0.

Bob reported on pest management as per Greenspaces contract indicated insect control products are applied twice a year. They can spot treat so if you are seeing insects, contact Tom or Bob. Tom is to get a schedule from Greenspaces so we know exactly when the insect treatment is applied. Mike suggested that perhaps individuals should look at having their yards thatched which should be done with St Augustine grass every two years, this would help both with a healthier lawn and fewer insects.

REPORTS

Jan moved and Mike seconded that the secretaries report be accepted, all agreed. Mike moved and Fredi seconded that the treasurers report be approved. Fredi moved and Taylor seconded that the WMOA ARC, Devonshire ARC and the WMOA board meeting reports be accepted, all agreed.

Bob read the landscape report in Tom's absence. Fredi moved seconded by Taylor to accept the report, all agreed. Jan moved and ?? seconded to accept the communications report, all agreed.

Old business: Mike reported on the flagpole light. He indicated that both electrical boxes are badly rusted and tracing the exact problem has not been easy, it will be worked on again this weekend.

President's comments: None

Homeowner comments: None

Meeting Adjourned. Next meeting on May 21, 2026

Treasurer's Report

May 21, 2026

Devonshire North Cash Balance as of May 20, 2026

SeacoastBank	
Checking (0920)	\$ 15,335.98
Savings (1083)	\$ 132,297.06
Reserve (1846)	\$ 27,357.16
Total	\$ 174,990.20

Notes:

- All bills received on or before May 19th, 2026 have been paid in full.
- YTD 4/30/26 Budget vs Actual Summary is on the following page. Some highlights:
 - Actual water expense was \$6,678 vs budgeted \$7,200 (\$522 under budget).
 - Actual electricity expense was \$423 vs budgeted \$328 (\$95 over budget).
 - Actual income taxes for 2025 (paid in 2026) was \$936 vs budgeted \$1,000.
 - As of 4/30/26 we have used \$1,886 of the \$16,800 budgeted irrigation repairs for the year.

Taylor Hackett, Treasurer

Devonshire North Association, Inc.

Devonshire North at Waterford (Venice, FL)

BUDGET VS ACTUAL SUMMARY

01/01/2026 - 04/30/2026

CATEGORY	BUDGET	ACTUAL	VARIANCE
Income			
Assessments	\$157,410.00	\$157,410.00	\$0.00
Reserve Contribution	\$18,500.00	\$18,500.00	\$0.00
Interest Income	\$0.00	\$1,366.83	\$1,366.83
Estoppel/Document Fees	\$0.00	\$25.00	\$25.00
Late Fees	\$0.00	\$75.00	\$75.00
Total Income	\$175,910.00	\$177,376.83	\$1,466.83
Expenses			
Property Maintenance	\$0.00	\$0.00	\$0.00
Landscaping Contract	\$31,948.00	\$31,948.00	\$0.00
Irrigation Repairs	\$5,600.00	\$1,866.45	\$3,733.55
Total for Property Maintenance	\$37,548.00	\$33,814.45	\$3,733.55
Electricity	\$0.00	\$0.00	\$0.00
FPL Electric - Jasper	\$164.00	\$132.42	\$31.58
FPL Electric - Gleneagles	\$164.00	\$290.22	-\$126.22
Total for Electricity	\$328.00	\$422.64	-\$94.64
Water	\$0.00	\$0.00	\$0.00
Water - Jasper	\$3,600.00	\$4,062.41	-\$462.41
Water - Gleneagles	\$3,600.00	\$2,616.03	\$983.97
Total for Water	\$7,200.00	\$6,678.44	\$521.56
Administration	\$0.00	\$0.00	\$0.00
Income Tax	\$1,000.00	\$936.00	\$64.00
Total for Administration	\$1,000.00	\$936.00	\$64.00
Software Fees	\$1,200.00	\$1,069.20	\$130.80
Total Expenses	\$47,276.00	\$42,920.73	\$4,355.27
Net Total	\$128,634.00	\$134,456.10	\$5,822.10

Devonshire North at Waterford (Venice, FL)

EXPENSES BY VENDOR

01/01/2026 - 04/30/2026

SEND DATE	CHECK #	MEMO	DESCRIPTION	AMOUNT
> City of Venice (Venice)				
Total for City of Venice (Venice)				\$6,829.18
> Florida Power & Light (FPL)				
Total for Florida Power & Light (FPL)				\$271.90
> Greenscapes				
Total for Greenscapes				\$33,461.95
> IRS				
Total for IRS				\$936.00
> PayHOA				
Total for PayHOA				\$1,069.20
> Seacoast Bank				
Total for Seacoast Bank				-\$950.96
> Twin Palm Landscape Care				
Total for Twin Palm Landscape Care				\$352.50
Total Vendor Expenses				\$41,969.77

Notes

- The negative \$950.96 from Seacoast Bank is interest income for Devonshire North.
- Twin Palm Landscape Care has been used for more irrigation repairs starting in April 2026.

Landscape Report

Landscape Report #4 – May 18, 2026

Mowing and edging – April 1, 8, 15, 22 and 29

Pruning and weeding – April 6, 7 and 30

Fertilizing – April 24 and 29

Irrigation inspection – April 13

Trimmed bushes – April 30

Invoices

Twin Palm Landscape Care:

- 5/6/26 – 15890 – Irrigation repairs at 1523 Belfry and 1564 Jasper – had to wire track and locate underground valves for replacement with Hunter valves. \$576.00

Greenscapes:

- 05/01/26 – JO 15203– monthly maintenance \$7,987.00

Reclaimed water usage

- Gleneagles: 03/26/26 – 04/26/26 – 553,083 gallons \$1,154.38
- Jasper: 03/26/26 – 04/26/26 – 331,408 gallons \$668.51
- Total \$1,822.89

ARC-Report

Devonshire North Variances in May:

- 1542 Belfry Wunderle paint pool cage
- 1525 Jasper Frasier Replace six windows
- 1554 Belfry Salamone Coat Roof

WMOA Liaison Report

Neither the WMOA ARC nor the WMOA Board of Directors had enough members to constitute a quorum thus there were no meetings in May.

The information from the property manager was that the board has lessened the American flag CCR ruling in celebration of our 250th anniversary. American flags of any size may be displayed a week prior to Memorial Day through the end of July. This includes those being sold that cover the entire garage door, however no wooden flags are to be displayed in yards or on buildings.

Communications Report

March 2026

- We received 24 emails during the month of April.
- We sent out 22 emails during the month of April.