

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – June 18, 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

- Update of CCRs
- Insurance Renewal

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 September 17, 2026

Secretary's Report

Devno Board Meeting Minutes, May, 2026

Meeting was called to order by Vice President, Michael Horvath at 4:00 p.m.

Board members in attendance were Gail Haynes, Taylor Hackett, Fredi Goldman, Michael Horvath and via phone: Bob Knudsen, Janet Wunderlie-Cook and Tom Lechmanik.

Members in attendance were Bob Altvater, Tom Taft, Janet Taft, Jackie Henry, Russ Jhnson and Rob Zoz.

New Business:

Mike updated us on the new software system and said that invitations to the board and membership were being sent out in an email. Questions from the members regarding whether our data and financial information is private, were answered by Mike. He assured everyone that each file member can only see or change their own data. Some information, i.e. if dues are paid can only be seen by the board member. It was decided that Fredi would send a note to the homeowners to explain that the email was not a scam or fraud. They should log in to create a file by using their email address and a password that they would create. This will make it possible for the member to see our bylaws etc., minutes of meetings, reports and communicate with the board.

Reports:

Secretary's minutes were given; Jan moved, seconded by Fredi that they be approved. All agreed.

Treasurer's report was given by Taylor. Many positive comments regarding the extra information about current spending vs budget made possible by the new software. Fredi moved, seconded by Mike that the report be accepted and filed. All agreed.

Tom gave the Landscaping report which showed services provided by Greenscapes as well as some repairs done by Twin Palm (who had bid a less expensive repair.) Question was raised about how and to whom report leaks or problems. Please continue to report any issues to Tom who will contact the appropriate company. Jan moved and Gail seconded that the report be accepted. All agreed.

Janet reported that there were no WOMA meeting of the ARC or WMOA because of quorum issues. The property manager reported that American flags of any size may be displayed in the week prior to Memorial Day through the end of July. This includes those being sold to cover garage doors. No wooden flags are to be displayed in yards or on buildings.

ARC: Janet reported that 3 requests for variances were submitted and have been approved. Fredi moved and Taylor seconded that all her reports be accepted. All agreed.

Old Business:

Mike reported that he and his son in law would finish repairs to the flagpole lighting this weekend. Many thanks to them both for their help.

Russ Johnson spoke about the continuing problem of grubs in the lawns that are attracting armadillos, voles and moles.

Jackie Henry spoke of the obligation of DEVNO to provide lawn care and maintenance. She mentioned the presence of mole tunnels and sod damage. The landscape report indicated that insecticide had been applied but no one knew what it was treating. Jackie said because there is a period in the summer when no insecticide/fertilizer can be applied commercially, so we need to know the date and have it reapplied soon for the grubs if necessary. Bob A said he thinks it is a state law. Mike will research this.

The primary concern about this is the quality of lawn maintenance we are receiving and obligations to provide maintenance free landscaping service before a major problem and expense occurs.

Our next scheduled meeting is on June 18, 2026 at 4:00 p.m. in the Waterford Sports Club.

Fred moved to adjourn at 4:35 p.m. and seconded by Mike. All agreed.

Respectfully submitted,

Gail Haynes

Secretary.

Treasurer Report

June 16, 2026

Devonshire North Cash Balance as of June 16, 2026

SeacoastBank	
Checking (0920)	\$ 15,824.30
Savings (1083)	\$ 121,554.00
Reserve (1846)	\$ 27,429.18
Total	\$ 164,807.48

Notes:

- All bills received on or before June 15th, 2026 have been paid in full.
- YTD 5/31/26 Budget vs Actual Summary is on the following page. Some highlights:
 - Actual water expense was \$8,652 vs budgeted \$9,000 (\$347 under budget).
 - Actual electricity expense was \$342 vs budgeted \$410 (\$68 under budget).
 - Please note in previous reports a January 2026 water bill had incorrectly been categorized as an electricity bill which slightly altered previous report's water and electricity categories. This has since been corrected.
 - As of 5/31/26 we have used \$2,498 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 Cash

Jan 1, 2026 - May 31, 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	\$1,695.79	\$1,695.79
Estoppel/Document Fees	\$0.00	\$25.00	\$25.00
Late Fees	\$0.00	\$75.00	\$75.00
Total Income	\$175,910.00	\$177,705.79	\$1,795.79
Expenses			
Property Maintenance			
Landscaping Contract	\$39,935.00	\$39,935.00	\$0.00
Irrigation Repairs	\$7,000.00	\$2,498.28	\$4,501.72
Total for Property Maintenance	\$46,935.00	\$42,433.28	\$4,501.72
Electricity			
FPL Electric - Jasper	\$205.00	\$166.43	\$38.57
FPL Electric - Gleneagles	\$205.00	\$175.43	\$29.57
Total for Electricity	\$410.00	\$341.86	\$68.14
Water			
Water - Jasper	\$4,500.00	\$4,730.92	-\$230.92
Water - Gleneagles	\$4,500.00	\$3,921.15	\$578.85
Total for Water	\$9,000.00	\$8,652.07	\$347.93
Administration			
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	\$58,545.00	\$53,432.41	\$5,112.59
Net Total	\$117,365.00	\$124,273.38	\$6,908.38

Landscape Report

Landscape Report – June 2026

- Mowing and edging – May 6, 13, 20 and 27
- Pruning and weeding – May 4, 5 and 6
- Fertilizing – May 4
- Irrigation inspection – May 14
- Trimmed bushes – May 30

Irrigation invoices:

Twin Palm Landscape Care:

Date	Number	Description	Amount
5/8/26	15900	Irrigation repairs at 1571 Belfry – move head	\$55.83

Greenscapes:

Date	Number	Description	Amount
06/01/26	JO 15247	monthly maintenance	\$7,987.00
05/14/26	A011412	parts replaced following irrigation inspection on 4/13/26	\$442.65

Reclaimed water usage:

- Gleneagles: 04/26/26 – 05/25/26 – 386,356 gallons– \$787.58
- Jasper: 04/26/26 – 05/25/26 – 380,616 gallons– \$776.77
- Total: 766,972 gallons–\$1,564.35

Greenscapes fertilization and insecticide schedule for 2026

- January 5 - 6 Granular fertilizer and weed killer (Altrazine) on lawns and shrubs at 1lb/3,000sf
- March 4 – 5 Granular fertilizer and insecticide on lawns and shrubs at 1#/3000 SF
- May 6 – 7 Liquid fertilizer and insecticide
- Mid-July Fertilizer (with no nitrogen) and insecticide
- October Herbicide or insecticide depending upon conditions

ARC-Report

June 2, 2026 Meeting

Property manager reported there are 2 outstanding violations that have not been resolved. Moon drive, no variance filed and no city permit was obtained. Ashley violation, lack of an AC enclosure. Both of these will be presented to the WMOA board for approval of the fining process to begin.

One member of the ARC has resigned due to health of their spouse. Inspections on the 3rd and 17th of June will be held and additional inspections will resume in September. Members are to continue to report on items they view as violations during July and August even though no ARC meetings are scheduled.

The committee approved the Exterior Lighting specifications, Ornament rule and roof specifications. These will go to the WMOA board June 11th for approval. A lengthy discussion was held on the Flag rule. A review of the State of Florida's statute 720.304 definition of a flag and WMOA CCR's list approved flags and means of display were reviewed. The topic was tabled until the September meeting.

Next meeting September 1, 2026

WMOA Liaison Report

June 11, 2026 Meeting

The board approved the fining of the two properties referred to them by the ARC committee.

The lighting specification presented by the ARC committee is being returned to the committee to include specifications for holiday lights.

The ornament rule from the ARC was approved by the board.

The roof specification was returned to the ARC committee to add additional information including the definition of "primary colors" and to separate gutters and downspouts from the roof specification.

Kathy Scott was approved as chairman of the ARC for an additional three-year term.

The board approved the members of the charter review committee, they are Pam Sherberg, chairman, Mary Lee Hart, Pam Van Schuyck and Patrick McNelis.

Mike Marquet reported that he had contacted several owners to serve on the nominating committee but had not heard back from any. A blast will be put out by the office seeking members for that committee.

The board moved to rescind the letter sent to Bob Stambaugh allowing him to offer tennis lessons for a fee.

Project reports:

- Landscape: the committee voted to replace only hedge areas that are failing: The sod matter has been put on hold and the parking lot area by the multipurpose area will be corrected in the next few months.
- Irrigation: The problem at Colony due to low pressure caused by the oak root system. Resolving the problem by running a line from the opposite side of the road will not work. A new line will be installed through the oak root system.
- Benches along Capri Isles once proposed to be moved to the opposite side of the street has been changed. They have been put further back on the existed slab.
- Clubside gate relocation is still under discussion. The problem only exist when large delivery trucks attempt to enter the community.
- Tennis court progress: posts and fabric have been installed; court surfaces are on schedule for Monday. The cabanas are the only matter not yet resolved. The vendors have not provided estimates thus far. They are hopeful the courts can be completed by the end of the month.

Approval of credit card use for HOA dues and fines was reviewed. The equipment to accommodate this will cost WMOA approximately sixteen dollars per month. A transaction fee of 3% will be applied to the user. The board approved.

Next meeting, September 10, 2026

*If any situations arise during the two month "vacation", an emergency meeting can be called.

Communications Report

June 15, 2026

May Activity

- Sent 26 emails
- Received 50 emails