

DEVONSHIRE NORTH ASSOCIATION, INC.

NOTICE OF 2026 ANNUAL MEETING

To All Devonshire North Homeowners:

The Annual Meeting of Devonshire North Association, Inc. will be held on:

Thursday, January 15, 2026 at 4:00 P.M.
At the Waterford Sports Club

Included in this packet, please find the following:

1. Agenda for 2026 Annual Meeting
2. 2025 Minutes of Annual Meeting
3. 2025 Treasurers Report
4. 2026 Budget with 2025 Actual Budget
5. 2025 Annual Landscape Committee Report
6. 2025 Communications Report
7. 2025 ARC Report and house painting information
8. Designated Voter Certificate
9. Limited Proxy Form
10. Official Ballot
11. New Board Candidates' Biographical Information
12. 2026 Board Meeting Schedule
13. Agenda for Board of Directors Meeting

PLEASE NOTE: A printed Ballot, Limited Proxy form, Designated Voter Certificate and four (4) Envelopes will be mailed or delivered to each mailbox of homeowners currently living in their home in Devonshire North. Ballots will be emailed to homeowners who are not presently in residence.

As an owner, it is very important that you attend this meeting and deliver your sealed Official Ballot to the Ballot Box at 1513 Belfry Drive no later than 5:00 PM on Wednesday, January 15, 2024.

If you are not able to attend the Annual Meeting and wish to cast your ballot to elect candidates to the Board of Directors, please authorize someone to serve as your proxy, or otherwise arrange to have your ballot delivered to the Ballot box on or before the deadline.

If you cannot deliver your ballot or have your proxy do so, you may mail your Official Ballot to:
Devonshire North Association, Inc., 1506 Jasper Court, Venice, FL 34292.
We look forward to seeing you at the meeting.

Sincerely,

Gail Haynes

Gail Haynes, Secretary
Devonshire North Association, Inc.

Association Website: Devonshirenorthhoa.com

DEVONSHIRE NORTH ASSOCIATION, INC.

Annual Members Meeting

Thursday, January 15, 2026

AGENDA

Call to Order

Roll Call of Board Members and Homeowners Present

Introduction of New Homeowners for 2025

Current Board Officers

President: Robert Knudsen

Secretary: Gail Haynes

Vice Pres.: Michael Horvath

Treas: Anthony DiGiovanni

Current Board Members

ARC Chair/WMOA Liaison: Janet Wunderle-Cook

Landscape: Tom Lechmanik

Communications: Todd Gilreath

Secretary's Report: Gail Haynes

Minutes of Jan16, 2025 Annual Meeting and Board Meeting

Treasurer's Report: Anthony DiGiovanni

2025 Annual Financial Reports and 2026 Budget

Landscape Report: Tom Lechmanik

2025 Annual Landscape Summary

ACC Report: Janet Wunderle-Cook 2025

Annual ARC Report

Communications Report: Todd Gilreath

2025 Communications Summary

President's Comments

New Business

Vote to transfer 2025 budget excess to 2026 Budget

2026 Board of Directors Election – Gail Haynes

Homeowners' Questions and Comments

Adjournment

Board Meeting: Today Following Annual Meeting

Next Board Meeting: Thursday February 19, 2026

DEVONSHIRE NORTH TREASURER REPORT
December 26, 2025

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before December 26, 2025 and is considered part of the Report.

Devonshire North cash on hand as of November 30, 2025

SeacoastBank

Checking (0920)	\$ 8,486.53 Estimated
Savings (1083)	\$ 33,753.15 Estimated
Reserve (1846)	<u>\$ 27,068.60</u>
Total	\$ 69,308.28 Estimated

Notes: 1) All utilities expense bills received on or before December 26, 2025 have been paid in full.
2) We have received all 2025 dues.
3) Our income and expenses are in line with the 2025 Budget.

Respectfully submitted by

Anthony DiGiovanni, Treasurer
Devonshire North Association, Inc.

2025 DEVONSHIRE NORTH ASSOCIATION, INC.
BANK ACCOUNT TOTALS

ICOAST BANK ACCOUNTS

Checking Account - 0920	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Beginning Balance	\$9,856.76	\$10,826.05	\$10,820.40	\$9,542.86	\$7,757.99	\$15,485.62	\$24,106.99	\$8,329.30	\$7,227.39	\$6,562.65	\$8,486.52	\$9,126.53
Deposits & Other Credits	\$21,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$20,000.00	\$11,000.00
Checks & Other Debits	\$20,030.71	\$11,005.65	\$12,277.54	\$12,784.87	\$3,271.37	\$2,378.63	\$26,771.69	\$12,101.91	\$11,664.74	\$9,076.13	\$19,359.99	\$11,640.00 e
Ending Balance	\$10,826.05	\$10,820.40	\$9,542.86	\$7,757.99	\$15,485.62	\$24,106.99	\$8,329.30	\$7,227.39	\$6,562.65	\$8,486.52	\$9,126.53	\$8,486.53 e
Savings Money Market Account - 1083												
Beginning Balance	\$24,748.77	\$119,651.13	\$122,125.23	\$118,640.42	\$119,866.42	\$118,681.05	\$107,906.54	\$97,141.71	\$86,330.02	\$75,489.78	\$64,631.88	\$44,693.15
Deposits & Other Credits	\$115,902.36	\$13,474.10	\$7,515.19	\$12,226.00	\$9,814.63	\$225.49	\$235.17	\$188.31	\$159.76	\$142.10	\$61.27	\$60.00 e
Charges & Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Checks & Other Debits	\$21,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$20,000.00	\$11,000.00
Ending Balance	\$119,651.13	\$122,125.23	\$118,640.42	\$119,866.42	\$118,681.05	\$107,906.54	\$97,141.71	\$86,330.02	\$75,489.78	\$64,631.88	\$44,693.15	\$33,753.15 e
Reserve CD - 6606 / 1846												
Beginning Balance	\$26,211.29	\$26,215.74	\$26,210.10	\$26,291.03	\$26,380.90	\$26,468.18	\$26,554.32	\$26,637.96	\$26,724.65	\$26,811.63	\$26,896.08	\$26,983.61
Deposits & Other Credits	\$4.45	\$4.36	\$80.93	\$89.87	\$87.28	\$86.14	\$83.64	\$86.69	\$86.98	\$84.45	\$87.53	\$84.99
Charges & Fees	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Checks & Other Debits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance	\$26,215.74	\$26,210.10	\$26,291.03	\$26,380.90	\$26,468.18	\$26,554.32	\$26,637.96	\$26,724.65	\$26,811.63	\$26,896.08	\$26,983.61	\$27,068.60
Grand Total of All Accounts	\$156,692.92	\$159,155.73	\$154,474.31	\$154,005.31	\$160,634.85	\$158,567.85	\$132,108.97	\$120,282.06	\$108,864.06	\$100,014.48	\$80,803.29	\$69,308.28 e

2025 DEVONSHIRE NORTH ASSOCIATION, INC.
INCOME & EXPENSES

	BUDGET	TOTAL INCOME / EXPENSE	BALANCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Monthly Income															
Annual Assessment Payments	\$157,410.00	\$157,585.00	\$175.00	\$115,672.50	\$13,192.50	\$7,205.00	\$11,950.00	\$9,565.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Income	\$2,750.00	\$3,252.98	\$502.98	\$229.86	\$281.60	\$391.12	\$365.97	\$336.91	\$311.63	\$293.81	\$275.00	\$246.74	\$226.55	\$148.80	\$144.99 e
Uncategorized Income															
eStopper	\$50.00	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2024 Carryover Income	\$11,000.00	\$11,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$171,210.00	\$171,862.98	\$652.98	\$115,902.36	\$13,474.10	\$7,596.12	\$12,315.97	\$9,901.91	\$311.63	\$318.81	\$275.00	\$246.74	\$226.55	\$148.80	\$144.99
Monthly Expenses															
Administrative															
Bad Debts / Unpaid Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fees															
Bank	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Law Offices	\$5,000.00	\$1,135.00	(\$3,865.00)	\$0.00	\$1,135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Income Tax	\$0.00	\$1,489.00	(\$1,489.00)												
2023							\$994.00								
Insurance Expense	\$900.00	\$944.26	\$44.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$944.26	\$0.00	\$0.00	\$0.00	\$0.00
Office Supplies	\$100.00	\$61.25	(\$38.75)	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage & Delivery	\$100.00	\$442.77	\$342.77	\$442.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Administrative	\$6,100.00	\$4,072.28	(\$5,005.72)	\$442.77	\$1,135.00	\$0.00	\$1,550.25	\$0.00	\$0.00	\$0.00	\$944.26	\$0.00	\$0.00	\$0.00	\$0.00
Landscaping & Groundskeeping															
Electric															
FPL Electric - Jasper Court	\$500.00	\$364.42	(\$135.58)	\$30.63	\$30.58	\$30.52	\$30.47	\$30.42	\$30.39	\$30.34	\$30.31	\$30.28	\$30.25	\$30.23	\$30.00 e
FPL Electric - Gleneslges	\$500.00	\$358.56	(\$141.44)	\$29.95	\$30.06	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.00 e
Reclaimed Water - Jasper Court	\$15,000.00	\$5,018.77	(\$9,981.23)	\$218.66	\$348.16	\$228.29	\$798.24	\$798.24	\$692.76	\$428.23	\$555.69	\$418.80	\$94.82	\$204.61	\$200.00 e
Reclaimed Water - Gleneslges	\$15,000.00	\$15,171.15	\$171.15	\$1,030.10	\$1,474.85	\$871.13	\$1,578.44	\$1,506.56	\$1,298.17	\$872.63	\$1,176.55	\$963.26	\$934.11	\$1,765.35	\$1,700.00 e
Landscape Contract - Greenscapes	\$95,844.00	\$95,844.00	\$0.00	\$7,987.00	\$7,987.00	\$7,987.00	\$7,987.00	\$0.00	\$0.00	\$23,961.00	\$7,987.00	\$7,987.00	\$7,987.00	\$7,987.00	\$7,987.00 e
Irrigation Repairs - Greenscapes	\$10,000.00	\$12,609.80	\$2,609.80	\$556.60	\$0.00	\$3,130.65	\$778.25	\$907.20	\$387.70	\$1,395.20	\$1,378.15	\$2,235.45	\$550.00	\$969.10	\$321.50 e
Misc Maintenance - Greenscapes	\$4,000.00	\$0.00	(\$4,000.00)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Landscaping & Groundskeeping	\$140,844.00	\$129,366.70	(\$11,477.30)	\$9,852.94	\$9,870.65	\$12,277.54	\$11,234.62	\$3,272.37	\$2,438.97	\$26,717.35	\$11,157.65	\$11,664.74	\$9,626.13	\$10,986.24	\$10,267.50
Other Expenses															
Mulch	\$10,000.00	\$9,612.50	(\$387.50)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,240.00	\$1,372.50
Over 15' Palm Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cleaning - JD Cleaning & Painting															
Roof	\$9,400.00	\$9,135.00	(\$265.00)	\$9,135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Street Gutter	\$600.00	\$600.00	\$0.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Holiday Decoration	\$300.00	\$133.75	(\$166.25)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$133.75	\$0.00
Refund of Overpaid Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Expenses:	\$20,300.00	\$19,481.25	(\$818.75)	\$9,735.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,373.75	\$1,372.50
TOTAL EXPENSES	\$167,244.00	\$152,920.23	(\$17,301.77)	\$20,030.71	\$11,005.65	\$12,277.54	\$12,784.87	\$3,272.37	\$2,438.97	\$26,717.35	\$12,101.91	\$11,664.74	\$9,626.13	\$19,359.99	\$11,640.00
NET INCOME LESS EXPENSES	\$3,966.00	\$18,942.75	\$17,954.75	\$95,871.65	\$2,468.45	(\$4,681.42)	(\$468.90)	\$6,629.54	(\$2,127.34)	(\$26,398.54)	(\$11,826.91)	(\$11,418.00)	(\$9,399.58)	(\$19,211.19)	(\$11,495.01) e

DEVONSHIRE NORTH ASSOCIATION, INC.
BUDGET APPROVED 11/20/2025 MEETING

	2025 Approved Budget	2025 Actual Budget (Nov-Dec Estimated)	2026 Proposed Budget
Ordinary Income/Expense			
INCOME			
HOA Fee	\$2,385.00	\$2,385.00	\$2,385.00
Annual Assessments	\$157,410.00	\$157,410.00	\$157,410.00
Interest	\$2,750.00	\$3,351.19 Est	\$3,500.00
Estoppel	\$50.00	\$50.00 Est	\$50.00
2025 / 2026 Income	<u>\$160,210.00</u>	<u>\$160,811.19</u>	<u>\$160,960.00</u>
2024 Carryover Income	\$11,000.00	\$11,000.00	
2025 Carryover Income			\$18,500.00
TOTAL INCOME	<u><u>\$171,210.00</u></u>	<u><u>\$171,811.19</u></u>	<u><u>\$179,460.00</u></u>
EXPENSE			
Administrative			
Bad Debts/Unpaid Assessments	\$0.00	\$0.00	\$0.00
Fees - Bank, Miscellaneous	\$0.00	\$0.00	\$0.00
Fees - Law Offices	\$5,000.00	\$1,135.00	\$7,000.00
Income Tax	\$0.00	\$1,489.00	\$1,000.00
Insurance Expense	\$900.00	\$944.26	\$950.00
Office Supplies & Software	\$100.00	\$61.25	\$1,300.00
Postage and Delivery	\$100.00	\$442.77	\$500.00
Total Administrative	<u>\$6,100.00</u>	<u>\$4,072.28</u>	<u>\$10,750.00</u>
Landscaping and Groundskeeping			
Electric	\$1,000.00	\$723.80 Est	\$1,000.00
Water (Reclaimed) Gleneagles	\$15,000.00	\$5,614.16 Est	\$11,000.00
Water (Reclaimed) Jasper	\$15,000.00	\$13,605.80 Est	\$11,000.00
Landscape Contract	\$95,844.00	\$95,844.00	\$95,844.00
Irrigation Repairs	\$10,000.00	\$13,319.20 Est	\$17,000.00
Miscellaneous Maintenance Expense	\$4,000.00	\$0.00	\$0.00
Irrigation System Updates	\$0.00	\$0.00	\$12,000.00
Total Landscaping and Groundskeeping	<u>\$140,844.00</u>	<u>\$129,106.96 Est</u>	<u>\$147,844.00</u>
Other			
Mulch	\$10,000.00	\$10,000.00 Est	\$10,000.00
Over 15' Palm Tree Trimming	\$0.00	\$0.00	\$0.00
Roof Cleaning	\$10,000.00	\$9,735.00	\$10,000.00
Holiday Decorations	\$300.00	\$133.75	\$200.00
Refund of Overpaid Assessments	\$0.00	\$0.00	\$0.00
Total Other	<u>\$20,300.00</u>	<u>\$19,868.75</u>	<u>\$20,200.00</u>
TOTAL EXPENSE	<u><u>\$167,244.00</u></u>	<u><u>\$153,047.99</u></u>	<u><u>\$178,794.00</u></u>
NET ORDINARY INCOME	<u><u>\$3,966.00</u></u>	<u><u>\$18,763.20 Est</u></u>	<u><u>\$666.00</u></u>

Landscape Report for 2025

Greenscapes Services:

Mow/Edge – 42 days, Prune/Weed – 27 days, Fertilize – 9 days, Inspect Irrigation – 12 days

Total irrigation repairs by month:

January	AO10499	\$115.40	Inspection repairs and 1522 Jasper
February	AO10543	\$345.40	1558 and 1522 Belfry
	AO10564	\$892.25	1583 and 1584 Jasper
March	AO10575	\$1893.00	Clock #2
	AO10591	\$144.75	Clock #3, zone23
	AO10592	\$259.70	Inspection repairs
	AO10593	\$373.80	Inspection repairs
April	AO10640	\$284.50	1584 Jasper
	AO10642	\$506.50	1557 Jasper and main line leak
	AO10672	\$116.20	1549 Jasper
	AO 10699	\$971.75	Front entrance
May	AO10737	\$308.05	Inspection repairs
	AO10749	\$387.70	Inspection repairs
June	AO10796	\$708.00	1530 Belfry, Clock 3 valve
July	AO10859	\$378.95	Inspection repairs
	AO10860	\$291.20	Inspection repairs
August	AO10920	\$571.00	1583 Jasper
		\$406.10	1541 Jasper Clock 2 zone 8
September	AO10976	\$536.25	Main line leak and gate valve
	AO 10980	\$330.90	Inspection repairs
October	AO11027	\$550.00	1553 Jasper
November	AO11091	\$321.50	Inspection repairs

TOTAL REPAIRS \$10,692.90

Reclaimed Water Usage

Service period	Jasper	Gleneagles	
12/23/24-01/29/25	1474.85	348.16	12/30/24-01/29/25
01/29/25-02/27/25	871.13	228.29	01/29/25-02/27/25
02/27/25-03/27/25	1578.44	830.51	02/27/25-03/27/25
03/27/25-04/26/25	1506.56	798.24	03/27/25-04/26/25
04/26/25-05/28/25	1298.17	692.76	04/26/25-05/28/25
05/28/25-06/26/25	872.63	428.23	05/28/25-06/26/25
06/26/25-07/27/25	1176.55	555.69	06/26/25-07/27/25
07/27/25-08/28/25	963.26	418.80	07/27/25-08/28/25
08/28/25-09/26/25	94.82	934.11	08/28/25-09/26/25
09/26/25-10/27/25	204.61	1765.35	09/26/25-10/27/25
10/27/25-11/25/25	138.34	1570.36	10/27/25-11/25/25
	\$10,176.36	\$8570.50	

TOTAL RECLAIMED WATER \$18,746.86

ANNUAL 2025 ARC REPORT FOR DEVONSHIRE NORTH

ANNUAL DRIVEBY INSPECTIONS

The annual drive-by inspection was done on November 4, 2025, with Barb Fager, Jan Brutus and Janet Wunderle-Cook. All sixty-six homes were inspected, and four violations were issues, all of which were corrected in a timely fashion avoiding any fines being levied. No inspection of Belfry homes from the golf cart path were done due to conflicts in scheduling with the golf course.

LAMP POST INSPECTIONING

Daylight lamp post inspections were done three times and night inspections four times. All violations were corrected immediately.

ROOF CLEANING

JD Roof Cleaning and Painting cleaned sixty-three of the sixty-six roofs beginning January 5th at a cost per roof of \$145.00. The Miami Drains were also cleaned at a cost of \$600.00.

HOUSE PAINTING

A total of twenty-two homes were painted in 2025. Three of which were painted a year earlier than required.

VARIANCE REQUESTS

Seventy-four variances were requested and approved, five of which required permits from the City of Venice.

Three variances remain active and incomplete at this time.

Janet M. Wunderle-Cook

Devonshire ARC Chairman

"2026"

Devonshire North Paint Schedule

Lot #	Painted	Due	Address	Lot#	Painted	Due	Address
1	2019	2028	1504 Jasper Ct.	38	2017	2026	1526 Belfry Dr.
3	2019	2028	1512 Jasper Ct.	37	2017	2026	1530 Belfry Dr.
66	2019	2028	1515 Jasper Ct.	32	2017	2026	1550 Belfry Dr.
64	2019	2028	1525 Jasper Ct.	31	2017	2026	1554 Belfry Dr.
18	2019	2028	1572 Jasper Ct.	46	2019	2028	1507 Belfry Dr.
22	2019	2028	1588 Jasper Ct.	49	2019	2028	1523 Belfry Dr.
4	2020	2029	1516 Jasper Ct.	45	2020	2029	1503 Belfry Dr.
6	2020	2029	1524 Jasper Ct.	47	2020	2029	1513 Belfry Dr.
11	2020	2029	1544 Jasper Ct.	28	2020	2029	1566 Belfry Dr.
63	2021	2030	1529 Jasper Ct.	42	2022	2031	1510 Belfry Dr.
8	2021	2030	1532 Jasper Ct.	41	2022	2031	1514 Belfry Dr.
10	2021	2030	1540 Jasper Ct.	40	2022	2031	1518 Belfry Dr.
25	2021	2030	1579 Jasper Ct.	29	2022	2031	1562 Belfry Dr.
61	2022	2031	1537 Jasper Ct.	44	2023	2032	1502 Belfry Dr.
60	2022	2031	1541 Jasper Ct.	39	2023	2032	1522 Belfry Dr.
27	2022	2031	1571 Jasper Ct.	36	2023	2032	1534 Belfry Dr.
7	2023	2032	1528 Jasper Ct.	35	2023	2032	1538 Belfry Dr.
59	2023	2032	1545 Jasper Ct.	33	2023	2032	1546 Belfry Dr.
56	2023	2032	1557 Jasper Ct.	50	2024	2033	1527 Belfry Dr.
15	2023	2032	1560 Jasper Ct.	52	2024	2033	1535 Belfry Dr.
2	2024	2033	1508 Jasper Ct.	34	2024	2033	1542 Belfry Dr.
5	2024	2033	1520 Jasper Ct.	30	2024	2033	1558 Belfry Dr.
65	2024	2033	1521 Jasper Ct.	43	2025	2034	1506 Belfry Dr.
58	2024	2033	1549 Jasper Ct.	48	2025	2034	1517 Belfry Dr.
13	2024	2033	1552 Jasper Ct.	51	2025	2034	1531 Belfry Dr.
26	2024	2033	1575 Jasper Ct.	53	2025	2034	1539 Belfry Dr.
20	2024	2033	1580 Jasper Ct.	54	2025	2034	1543 Belfry Dr.
62	2025	2034	1533 Jasper Ct.				
9	2025	2034	1536 Jasper Ct.				
12	2025	2034	1548 Jasper Ct.				
57	2025	2034	1553 Jasper Ct.				
14	2025	2034	1556 Jasper Ct.				
55	2025	2034	1561 Jasper Ct.				
16	2025	2034	1564 Jasper Ct.				
17	2025	2034	1568 Jasper Ct.				
19	2025	2034	1576 Jasper Ct.				
24	2025	2034	1583 Jasper Ct.				
21	2025	2034	1584 Jasper Ct.				
23	2025	2034	1587 Jasper Ct.				

2026

Exterior Painting Rules

Walls – Doors - Trim – Gutters – Soffits – Pool Cages

- All exterior painting of any surface, including the same color, requires approval of Waterford Master Owners Association, Inc. (WMOA) Architectural Control Committee (ACC).
- If home is in a Sub Association, all exterior painting, including the same color, requires approval of the Sub Association ACC prior to submitting request to WMOA ACC.
- Overall appearance of the home must be in keeping with the character of the Waterford community.
- Garage doors must be complementary to the home; acceptable colors include white, same color as the exterior walls, or other color approved by the ACC.
- Trim, gutters, soffits, and pool cages must be a complementary color to the walls.
- Front doors must be a complementary color to the overall appearance of the home and must be approved by the ACC (No LRV restrictions).
- All exterior surfaces must be maintained in neat appearance and repainted when necessary.
- Paint chips indicating LRV from the paint store must accompany all requests.

Definitions and Requirements

Light Reflectance Value: LRV is a measure of light that is reflected from a surface when illuminated by a light source (interior or exterior). LRVs are most commonly used by design professionals and color consultants, and are noted on paint chips and samples. The higher the number, the lighter the color; the lower the number the darker the color. Waterford uses LRVs to determine acceptable tones and colors for our community.

Earth Tones: At least 90 percent of the exterior must be painted with an LRV of 35 or above. Trim or accessory colors must be complementary with an LRV of 25 or above. Earth Tones are defined as various rich warm colors or color schemes that contain some brown, such as beige, tan, sage, gray, mustard, cocoa, taupe, wheat, etc.

Pastel Colors: At least 90 percent of the exterior must be painted with an LRV of 70 or above. Trim or accessory colors must be complementary with an LRV of 65 or above. Pastel is defined as pale and light in color. Examples include light yellow, green, pink, salmon, lavender, blue, or turquoise

Trim Exceptions: As exterior color palettes change, the ACC will consider an exception, outside of the stated requirements, provided the exception is in keeping with Waterford and is complementary to the overall appearance of walls, roofing, and trim including gutters, soffits, etc.

Reference:

WMOA Covenant Conditions and Restrictions, Article VII, Architectural Control, Section 1.

WMOA BOD Revised	2019 09 12
WMOA BOD Revised	2013 03 12
WMOA BOD Revised	2012 04 07
WMOA BOD Approved	2006 11 07

2025 Communication Report – Todd Gilreath

- Communications Sent – 185
 - BOD meeting notices
 - Board meeting packets
 - Notices for:
 - WMOA inspections
 - Paving schedule
 - Mulch distribution
 - Roof cleaning
 - Cocktail Socials
 - Weekly messages

- Communications received – 216
 - Requests to forward community information (paving, inspections, etc)
 - Cocktail Social date requests
 - Committee reports for distribution

Devonshire North Association Inc.

DESIGNATED VOTER CERTIFICATE

(Required for Change or New Owner)

To: Secretary
Devonshire North Association, Inc.
1506 Jasper Court
Venice, FL 34292

KNOW ALL PERSONS PRESENT, that the undersigned is the record owner(s) of the lot (indicated below) in Devonshire North subdivision and hereby appoints and designates:

(Please Print Name of Owner or Spouse/Partner)

as the voting representative and is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or revokes the authority set forth in this Designated Voter Certificate.

Dated this _____ day of _____, _____

Owner(s) _____

Address: _____

Lot # _____

Place this form in Envelope #2 along with Ballot Envelope #1

DEVONSHIRE NORTH ASSOCIATION, INC.

LIMITED PROXY FORM

Being unable to attend the Annual Meeting of Devonshire North Association Inc.,
I, the undersigned owner and designated voter of: Tract Lot # _____ of Devonshire
North Association, Inc. known as:

_____ hereby appoint
(print property address)

(Printed Name of Proxy Holder)

or

Gail Haynes, Secretary of the Board of Directors _____
(check)

as my proxy holder to attend the annual meeting of the members of Devonshire North Association, Inc. to be held Thursday, January 15, 2026 at 4:00 P.M. at the Waterford Sports Club. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with the power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS:

I authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting and for which a general power may be used. I understand that my proxy holder may not vote in my stead to elect directors to the Board. However, my proxy holder is empowered to deliver my sealed Official Ballot to the ballot box and deposit it for that purpose.

Date: _____

(Signature of Owner/Designated Voter)

(Printed Name of Owner/Designated Voter)

To Owner/Designated Voter:

PROXY IS REVOCABLE BY THE LOT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.)

Place in Envelope #4 and deliver to your proxy, deliver to 1513 Belfry Dr., or mail in envelope #3

DEVONSHIRE NORTH ASSOCIATION, INC.

Election of Directors, 3-Year Term

OFFICIAL BALLOT

Vote for no more than three (3) candidates by marking your choice with an x.

_____ Fredi Goldman

_____ Taylor Hatchett

_____ Janet Wunderle-Cook

_____ Write-In Candidate: _____

TO CAST YOUR BALLOT: BY JANUARY 14 2026 at 4:00PM

1. Complete your OFFICIAL BALLOT and seal it in Envelope #1
2. If Needed, Place Signed Designated Voter Certificate in Envelope #2
Place Envelope #1 inside Envelope #2 and seal it.
3. Print your name and address, AND sign your name, on the outside of Envelope #2.

-
4. Deliver the Envelope to the BALLOT BOX at 1513 Belfry Drive. (or have your Proxy deliver it for you)

OR

Mail your ballot (envelope #2) inside Envelope #3 to:

Devonshire North Association, Inc.
1506 Jasper Court
Venice, FL 34292

NOTE: If you mail your ballot, bear in mind it must be received by January 14, 2025.

From: bob knudsen3.com bob@knudsen3.com
Subject: Board Application
Date: Dec 15, 2025 at 11:30:24 AM
To: Fredi Goldman fredig@aol.com
Cc: Fredi Goldman fredig@aol.com

Fredi,

Please fill out and return to me before Thursday

Thanks
Bob Knudsen

**NOMINATION FOR POSITION AS DIRECTOR
ON THE BOARD OF DIRECTORS OF DEVONSHIRE NORTH ASSOCIATION, INC.**

If you are a homeowner in Devonshire North interested in serving as a Director on the Devonshire North Association, Inc. Board of Directors, please fill in the information requested below:

Name: Fredi Goldman
Address: 1553 Jasper Court
Telephone: 413-265-0012 Email: fredig@aol.com
☒ I reside full-time in Devonshire North. ☐ I reside part-time in Devonshire North.

Tell us about yourself, including your reason(s) for seeking election as a Director on the Devonshire North Board of Directors. (Note: Directors serve for a three (3) year term. Directors may be re-elected for successive terms.) You may attach a separate sheet to describe yourself and your interest in serving as a Director. PLEASE RETURN COMPLETED FORM TO THE DEVNO NOMINATING COMMITTEE, 1506 Belfry Dr., Venice, FL 34292

I have resided in DevNo since 2014 and feel the warm camaraderie of our neighborhood everyday. In my prior life I lived in Massachusetts and worked as an attorney for 30 years. Since moving to DevNo, I have served on the DevNo Board as Secretary, Treasurer and President. After that I took on 2-3 part-times for volunteer positions that have kept me very busy doing office work, bookkeeping and cooking for local organizations. I have now "retired" (again) from the most time-consuming of these jobs and will be able to participate on the DevNo Board.

I have always enjoyed participating in DevNo oversight and activities and now have the time to commit to the Board of Directors and to Devonshire North residents' needs and concerns.

I believe my professional skills and previous participation will serve DevNo well should I be elected to serve on the Board.

**NOMINATION FOR POSITION AS DIRECTOR
ON THE BOARD OF DIRECTORS OF DEVONSHIRE NORTH ASSOCIATION, INC.**

If you are a homeowner in Devonshire North interested in serving as a Director on the Devonshire North Association, Inc. Board of Directors, please fill in the information requested below:

Name: Taylor Hackett

Address: 1558 Belfry Drive Venice, FL 34292

Telephone: 607 - 427 - 8984 Email: thackett7@gmail.com

X I reside full-time in Devonshire North. I reside part-time in Devonshire North.

Tell us about yourself, including your reason(s) for seeking election as a Director on the Devonshire North Board of Directors. (Note: Directors serve for a three (3) year term. Directors may be re-elected for successive terms.) You may attach a separate sheet to describe yourself and your interest in serving as a Director. PLEASE RETURN COMPLETED FORM TO THE DEVNO NOMINATING COMMITTEE c/o: Janet Wunderle Cook, 1558 Belfry Dr

My name is Taylor Hackett. My Wife, Melissa, and I moved to Devonshire North in September of

2025 from just down the road on Capri Isles (Fairways of Capri). We moved to Venice full time in
May 2024 from Chicago, IL but had been coming here to visit family for years. I'm interest in joining
as treasurer because I would like to help out and get involved in the neighborhood that I live in, and my
background and work experiences match up with the responsibilities. I have spent the last 10 years
working in the banking industry with the last 8 in Bank of America's GCIB (Global Commercial
Investment Banking) group. Thank you for your consideration.

**NOMINATION FOR POSITION AS DIRECTOR
ON THE BOARD OF DIRECTORS OF DEVONSHIRE NORTH ASSOCIATION, INC.**

If you are a homeowner in Devonshire North interested in serving as a Director on the Devonshire North Association, Inc. Board of Directors, please fill in the information requested below:

Name: JANET M WUNDERLE - COOK
Address: 1542 BELFRY DR
Telephone: 941-488-0025 (440-812-9045) Email: PACOOK 812 @ AOL.COM
 I reside full-time in Devonshire North. X I reside part-time in Devonshire North.

Tell us about yourself, including your reason(s) for seeking election as a Director on the Devonshire North Board of Directors. (Note: Directors serve for a three (3) year term. Directors may be re-elected for successive terms.) You may attach a separate sheet to describe yourself and your interest in serving as a Director. PLEASE RETURN COMPLETED FORM TO THE DEVNO NOMINATING COMMITTEE, 1506 Belfry Dr., Venice, FL 34292

Originally a resident of Northeastern Ohio where I taught Art and Honors Biology for thirty years. During that time, I have served as department head and for the last three years of my teaching career, as the assistant golf coach. After retiring from public education, I entered a Deli/Catering Partnership for the next twenty-two years. During that time, we grew the business two-fold.

In addition, my community involvement included chairman of the United Way Educational Division for four years, served on the American Cancer Board of Ashtabula County for five years. I was a member of the Ashtabula Area Zonta club hold offices of Vice President and President.

I have lived part time in Florida for the past twenty-seven years, a number of those years in the Fairways of Capri Community where I served as landscape chair for seventeen years.

We moved to the Waterford community six years ago and have served on the Devonshire North board as the ARC individual, the WMOA ARC committee for three years and a "Sub" on the WMOA landscape committee for four years.

Dealing with students, parents and employees for over fifty years has required not only conflict management skills but also budget and finance skills. I enjoy serving the community and wish to maintain the quality of the life we share in Devonshire North.

2026 Devonshire North Board Meetings and 2026/7 Annual Meetings

Date	Time	Location	Purpose
Dec 30, 2025	4:00 pm to 6:00pm	1526 Belfry Dr.	Annual Meeting Package Mailing
Jan 15, 2026	4:00 pm to 6:00pm	Sports Club	Annual Meeting and Board Meeting
Feb 19, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Mar 19, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Apr 16, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
May 21, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Jun 18, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Sep 17, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Oct 15, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Nov 19, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Dec 17, 2026	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Jan 4, 2027	TBD	TBD	Annual Meeting Package Mailing
Jan 21, 2027	4:00 pm to 6:00pm	Sports Club	Annual Meeting and Board Meeting

Robert Knudsen

9/18/2025

Robert P. Knudsen
Dev No. Board

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – Jan. 15, 2026

Following Annual Meeting / Waterford Sports Club

AGENDA, can be found on the website www.devonshirenorthhoa.com

BOARD MEMBERS

Name Position

Bob Knudsen	President	Michael Horvath	Vice President
Gail Haynes	Secretary	TBD	Treasurer
TBD	Director	Tom Lechmanik	Director
TBD	Director		

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

AGENDA

- Call to Order
- Roll Call

Meeting Business

- Nominate and Vote for President of Board
- Assign Board Officers and Member Responsibilities.
- Discuss and Vote on acquiring HOA management software

Adjournment

- Next Meeting on February 19, 2026