

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – September 18, 2025

4:00 PM / WATERFORD SPORTS CLUB

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

BOARD MEMBERS

Name Position

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

- WMOA CCR Review Committee
- Comments on CCR Presentation
- Main Irrigation Line Break and Valve Replacement
- DevNo Board Nominations (3 Board Members)
- 2026 DevNo Board Schedule

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

- Flood Control Swale Update
- Insurance Status

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on October 16, 2025

REPORTS

Secretary's Report

DEVNO Board Meeting Minutes - June 19, 2025

Meeting was called to order by President Bob Knudsen at 4:05 p.m.

Officers present: Bob Knudsen, Janet Wunderlie-Cook, Todd Gilreath, and Gail Haynes. Michael Horvath was present via telephone.

Residents present: Peter Szabo, Jackie Henry, Bob Altvater, Tom and Janet Taft.

New Business:

Bob reported that a recent update of FL Chapter 720.3033(5) regarding employee dishonesty requires that we cover 100% of the maximum amount we have in our treasury at one time. Because of that, Janet moved, Gail seconded that we increase our coverage to \$200,000 (an increase over last month's proposed amount. This was passed by 4 yes and 1 nay.

Bob also wanted to remind everyone that the DEVNO dues will be due January 1, in full.

Reports:

There were no corrections or additions to the secretary's report. Todd moved, Janet seconded to approve the minutes. All agreed.

In the absence of the updated Treasurer's report being available to read on the website, although Bob read us a synopsis, Todd moved, Gail seconded, that the report be tabled until the September meeting so that all would have a chance to read it. All agreed.

(Mike did update the website report while the meeting was ongoing, and it is now available.)

Landscaping: Pattie Lechmanik emailed the board before the meeting to correct the reclaimed water usage to:

- Gleneagles - \$692.76
- Jasper - \$1,298.17
- Total - \$1,990.93

Pete Szabo mentioned that the lawns are growing so quickly that cuttings are often resulting in "globes of grass."

Gail moved, seconded by Janet that the landscape report be accepted. All agreed.

ACC Janet reported that most of the homes which require painting this year have submitted an approval request. She thanked Todd for helping while she was out of town.

Todd moved, Gail seconded that the ACC report be accepted. All agreed.

WMOA Janet reported that there were some issues with landscape lighting and the rules will be reviewed in the fall. DEVNO did not receive any violations regarding weeds etc.

Tom Taft reported that at the recent WMOA meeting, the attorney confirmed that HOA's do need to pay Federal income tax on interest earned on invested monies. And that basically there are no allowed deductions for storm related expenses. Todd moved and Gail seconded that the WMOA report be accepted. All agreed.

Old business: As mentioned in new business, the insurance will be increased to cover \$200,000.

Survey flags have been installed and work on the swale should begin. Apparently, there were more utility lines discovered and work will now take more land from the golf course, so that will delay the start while they are notified.

President's comments: At the HOA training, Bob learned that it is not permitted to publish any secretary's minutes until they have been approved. This will change how they are currently available on our website.

Resident Comments& Questions: none offered.

Next meeting will be September 18, 2025

Todd moved, Janet seconded that the meeting adjourn. All agreed.

Meeting adjourned at 4:45 p.m.

Respectfully submitted by Gail Haynes, Secretary

Treasurer's Report

DEVONSHIRE NORTH TREASURER REPORT

September 18, 2025

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before September 18, 2025 and is considered part of the Report.

Devonshire North cash on hand as of August 31, 2025

SeacoastBank

Checking (0920)	\$ 7,227.39
Savings (1083)	\$ 86,330.02
Reserve (1846)	<u>\$ 26,724.65</u>
Total	\$ 120,282.06

Notes: 1) All utilities expense bills received on or before August 31, 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 except for the Irrigation Repairs – Greenscapes which has only \$331.25 left in its \$10,000 budget and the Income Tax line item which had a \$0 budget. In the past our interest income was below the Federal income tax payment level. However, since 2023 our money has been in accounts with a better interest rate so we needed to pay Federal income taxes in 2023 and 2024. In future budgets we will need to include a budget amount for Federal income tax.

Respectfully submitted by

Anthony DiGiovanni, Treasurer
Devonshire North Association, Inc.

**2025 DEVONSHIRE NORTH ASSOCIATION, INC.
BANK ACCOUNT TOTALS**

SEACOAST BANK ACCOUNTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Checking Account - 0920												
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				
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				
Checks & Other Debits	\$20,090.71	\$11,005.65	\$12,777.54	\$12,784.87	\$5,272.37	\$2,378.63	\$26,777.68	\$12,101.91				
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	\$0.00	\$0.00	\$0.00	\$0.00
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				
Deposits & Other Credits	\$115,902.36	\$13,474.10	\$7,515.19	\$12,226.00	\$9,814.63	\$225.49	\$235.17	\$188.31				
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				
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	\$0.00	\$0.00	\$0.00	\$0.00
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				
Deposits & Other Credits	\$4.45	\$4.36	\$80.93	\$89.87	\$87.28	\$86.14	\$83.64	\$86.69				
Checks & Other Debits	\$0.00	\$10.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00	\$0.00

2025 DEVONSHIRE NORTH ASSOCIATION, INC.
INCOME & EXPENSES

	BUDGET	TOTAL INCOME / EXPENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Monthly Income														
Annual Assessment Payments	\$157,410.00	\$157,585.00	\$15,872.50	\$13,193.50	\$7,205.00	\$11,950.00	\$9,565.00	\$0.00	\$0.00	\$0.00				
Interest Income	\$2,750.00	\$2,485.90	\$279.86	\$281.60	\$391.12	\$385.97	\$336.91	\$311.63	\$293.81	\$275.00				
Uncategorized Income	\$50.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00				
Stopgap	\$11,000.00	\$11,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
2024 Carryover Income														
TOTAL INCOME	\$171,210.00	\$171,095.90	\$115,902.36	\$13,474.10	\$7,596.12	\$12,315.97	\$9,901.91	\$311.63	\$318.81	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00
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				
Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Bank	\$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	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Income Tax	\$0.00	\$1,489.00												
2024						\$894.00								
2023						\$495.00								
Insurance Expense	\$900.00	\$944.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$944.26				
Office Supplies	\$100.00	\$504.02	\$442.77	\$0.00	\$0.00	\$61.25	\$0.00	\$0.00	\$0.00	\$0.00				
Postage & Delivery	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Total Administrative	\$6,100.00	\$2,937.28	\$442.77	\$0.00	\$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	\$243.66	\$30.63	\$30.58	\$30.52	\$30.47	\$30.42	\$30.39	\$30.34	\$30.31				
FPL Electric - Glen Eagles	\$500.00	\$219.71	\$29.95	\$30.06	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95				
Reclaimed Water - Jasper Court	\$15,000.00	\$4,100.54	\$218.66	\$348.16	\$238.39	\$830.51	\$798.24	\$692.76	\$438.23	\$555.69				
Reclaimed Water - Glen Eagles	\$15,000.00	\$9,808.43	\$5,151.57	\$1,080.10	\$1,474.85	\$1,578.44	\$1,508.56	\$1,298.17	\$727.63	\$1,178.55				
Landscaping Contract - Greenscapes	\$95,844.00	\$63,896.00	\$7,987.00	\$7,987.00	\$7,987.00	\$7,987.00	\$0.00	\$0.00	\$23,951.00	\$7,987.00				
Irrigation Repairs - Greenscapes	\$10,000.00	\$9,668.75	\$556.60	\$1,185.00	\$3,130.65	\$778.25	\$897.20	\$387.70	\$1,995.20	\$1,378.15				
Misc. Maintenance - Greenscapes	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Total Landscaping & Groundskeeping	\$140,844.00	\$87,937.09	\$9,852.94	\$11,005.65	\$12,277.54	\$11,234.62	\$3,272.37	\$2,438.97	\$26,717.35	\$11,157.65	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenses														
Mulch	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
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				
Cleaning - 2D Cleaning & Painting														
Roof	\$9,400.00	\$9,135.00	\$9,135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Street Gutter	\$400.00	\$600.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Holiday Decoration	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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				
Total Other Expenses:	\$20,300.00	\$9,735.00	\$9,735.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES	\$167,244.00	\$100,679.37	\$20,030.71	\$11,005.65	\$12,277.54	\$12,784.87	\$3,272.37	\$2,438.97	\$26,717.35	\$12,101.91	\$0.00	\$0.00	\$0.00	\$0.00
NET INCOME LESS EXPENSES	\$3,966.00	\$70,466.53	\$95,871.65	\$2,468.45	\$4,681.42	\$468.90	\$6,629.54	\$2,127.34	\$26,388.54	\$11,826.91	\$0.00	\$0.00	\$0.00	\$0.00

WMOA Liaison Report - WMOA meeting September 11, 2025

All board members accounted for with Joe McDonald being excused.

*****Five homeowners in attendance out of 664 homeowners. *****

Barb Fager reported that each Monday a power surge over the weekend disrupts equipment in the office requiring her to re-boot equipment. Henry Silva indicated that there are surge protectors on the electric panels, but he would look into the matter.

Inspections will begin again this month, and dirty driveways and roofs continue to be an area of concern.

Hurricane preparedness, Mike Marquet would like to see that the Sport Center doors are secured and duct taped during severe weather warnings, that will be looked into

Mike Marquet inquired if penalties were levied against WMOA for the 2024 federal taxes, Fran White reported that there was an error in filing, but it was corrected, and no penalty was levied.

Mary Lee Hart and Bill Troetel were appointed to the nominating committee and John Tanaka was appointed to the Hearing Panel, all were confirmed.

Fran White reported on the CCR revisions to be voted on. She highlighted several changes:

1. A Capital Contribution for all new homeowners to be enacted at 50% of the current WMOA HOA annual dues. Exemptions would apply to family, estate transfers and the villas in Waterford.
2. Covered vehicles in driveways would not be allowed however current ones with proper covers would be grandfathered.
3. Properties must be owned for a year prior to any rent or leasing of the property. There are only approximately 24 rental properties now.
4. An additional CCR is proposed for demolition, clearing and clean-up of vacant lots as a result of fire or other damage destroying a home.

Fran also added that the committee has held a number of owners CCR meetings to keep owners apprised of the proposed revisions, but they were poorly attended. To present the proposed revisions, CCR members will attend subdivision meetings in October to answer questions. WMOA blasts will also be made to familiarize owners of these changes. Voting will begin October 3, 2025 both online and in person at the WMOA office.

The board will need a Quorum of homeowners at the November 3rd meeting which is 30% of the 664 properties and a 66% affirmative vote to approve the changes. If the changes fail, the process will be repeated again in 30 days.

Mike Marquet questioned CCR's that allow the board to impose special assessments for our amenities with a maximum of up to 15% of the annual WMOA HOA dues without homeowner vote.

Pam Shierberg reported that the Multipurpose courts will be open November 1, 2025. Rules will be posted, and entry will be with your Butterfly app.

The hurricane expenses are complete at a cost of \$145,000.00 and remaining in the budget is \$9,000.00.

Henry Silva reported that the tennis courts need resurfacing, relining and that the lighting needs to be addressed. These repairs are expensive, and Mike Marquet suggested contractors be researched but an objection was stated indicating that one contractor should be hired making one company responsible to avoid "finger pointing".

Pam Van Schoyck reported that a Canary Palm and a Ligustrum tree, both in Turnbury area must be removed as verified by an Arborist.

Mike Marquet questioned the expenditures by the board and reminded them that they have a Fiduciary Responsibility to the homeowners. He emphasized that he does not want an individual to take his remark personally.

Pam Shierberg has scheduled a board walk around for October 25, 2025

Owners' comments:

Tom Taft reported that the sod had been laid in the swale, and water is now being diverted to an 18-24 inch pipe which will flow into Lake 2A. However without the engineer's specifications, it is not clear if the volume of water into the lake might cause an issue somewhere else. Pam Shierberg was not able to answer that concern but would address that with Joe McDonald.

Kathy Harris from Ashley expressed that her community did not want any delay in the CCR changes to occur.

Meeting adjourned, next meeting, October 9, 2025

Respectfully submitted by Janet Wunderle, WMOA Liaison. Thank you to Tom Taft for covering the meeting and providing this report

ACC Reports

Devonshire North ARC (ACC)

June

- Claff - 1520 Jasper for plant replacement

July

- Horvath - 1575 walkway extension along driveway

August

- Williams - 1530 Belfry house painting
- Frakes - 1576 Window installation
- Szabo - 1536 Removal of a Ficus tree

September

- Neumeister - 1548 Jasper house painting

Thank you Todd and Mike for covering these variances over the summer. Respectfully submitted by Janet Wunderle, Devonshire North ARC

WMOA ARC September 2,2025

Clarification for the change of the committee's name from ACC to ARC: The state of Florida refers to the committee that reviews variances as the Architectural Review Committee. WMOA attorneys, when reviewing the proposed CCR changes, suggested that we follow the states format changing our designation, the board approved this change.

Property managers report:

- 20 variances were submitted, two were denied, one re-submitted and approved, one waiting for additional information
- 3 violations issued, all were corrected. Dirty driveways and roofs are still the major issue for violations.

Barb suggested that owners whose property abuts a lake make certain that the grass is mowed to the water's edge. Two of the violations were for that reason. She along with Bob Norstrom will be doing a bank inspection shortly and that is an item that will be noted.

Richard Ahlfeld, WMOA liaison, reported on the importance of having a valid survey of your property. Noting it is an expense but is increasingly becoming necessary by most title companies when selling a property.

Kathy Scott reminded members that no variances will be approved for trees on the side of your home between your neighbor's home. She also advised members to discourage the addition of Areca palms and Queen palms. Areca's spread causing drainage issues in some areas. The Queen palms are most susceptible to Ganoderma, and we are still seeing that in the community.

Kathy also pointed out that many properties have Easements for utilities and drainage, check your property lines and review to see if that applies to your home. The Easement is indicated by a dotted line on your survey.

Next meeting will be October 7, 2025 at 10 a.m.

Respectfully submitted by Janet Wunderle, WMOA ARC member

Landscape Report #6 – September 14, 2025

- Mowing and edging – June 4, 11, 18, 25 and July 1, 9, 16, 23, 30
- Weed control and pruning on June 5, 9 and July 2, 7 and 8
- I was away and cannot confirm these dates
- Irrigation inspection – June 12, July 14 and August 7

Irrigation invoices

Date	Description	Amount
6/10/25	A010796– Repair completed on 5/23, 5/27 and 6/3 for leaking valve on Clock 3, Zone 17 - 1530 Belfry	\$708.00
7/25/25	A010859 – irrigation parts	\$378.95
7/25/25	A010860 – Irrigation parts	\$291.20
8/1/025	JO14814 – monthly maintenance for August	\$7,987.00
8/26/25	A010920 – Repair on 7/11 to replace valve at 1583 Jasper Court and on 8/21 to fix and reconnect lateral line at Clock 2, Zone 8 1541 Jasper	\$571.00 \$406.10
8/28/25	A010938 – Irrigation parts	\$391.20
9/1/25	JO14856 – Monthly maintenance for September	\$7,987.00

Reclaimed water usage 7/27/to 8/28/25:

Meter	Usage (Gallons)	Amount
Gleneagles	224,565	\$418.80
Jasper	479,349	\$963.26
Totals	703,914	\$,1382.06

Note – I did not receive invoices for July maintenance from Greenscapes or previous water bills from the City of Venice

Communications Report

June

- Comms received - 7
- Comms sent - 8

July

- Comms received - 10
- Comms sent - 9

August

- Comms received - 22
- Comms sent - 17

September

- Comms received - 4
- Comms sent - 4

Topics:

- 8 weekly updates overall

Armadillo infestation, irrigation issues, landscape concerns, virtual workshops for local development concerns and sidewalk vs street walking.