

Board of Directors Meeting – June 19, 2025

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		Anthony DiGiovanni	Treasurer
Janet Wunderlie 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

- Have Auto-Owners underwriting department increase the blanket employee dishonesty limit to \$200,000 on the 8/1/25 to 8/1/26 policy term. FL Chapter 720.3033(5) requires we cover 100% of maximum amount we have at any time of the year.
- Motion to increase coverage to \$200,000
- HOA Fee for 2026 – Reminder that 2026 HOA fee will be due January 1 in full

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

- Insurance Update – Increase Coverage to \$150,000
- Work on Flood Control Swale Update

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on September 18, 2025

REPORTS

Secretary's Report - DEVNO Board Meeting May 15.2025

Meeting was called to order at 4:00 by President Bob Knudsen.

Officers present: Bob Knudsen, Gail Haynes, Todd Gilreath and by phone, Janet Wunderlie-Cook. Tom Lechmanik, Michael Horvath and Anthony DiGiovanni were excused.

Resident present: Tom and Janet Taft, Pam Harvey, Pete Szabo, Jackie Henry and Bob Altvater

President Knudsen updated us on the HOA insurance policies and suggested that because our new Annual dues will be a lump sum payment, we should increase our liability from \$100,000 to \$150,000 cover this larger budget amount. Gail moved that we increase our coverage to \$150,000 provided the new premium does not exceed \$1,000. Todd seconded, all approved. He also reminded us that beginning in January 2026, our annual dues will be a once a year, total payment, not monthly or twice a year.

The Secretary's report had been available on line and with the packet. No questions were given. Janet moved to accept and Todd seconded; all approved.

Because our treasurer was absent, Bob gave us the report synopsis. All dues are paid or in the process of being paid and will be current by the end of the month.

A new item added to our budget is that we owed taxes because of interest earned and they were paid for 2023 and 2024. Tom Taft asked that we get the details of the filing.

Gail moved the treasurer's report to be accepted and filed; Todd seconded. All agreed.

Tom Lechmanik's landscaping report (in packet) showed there continues to be a small leak underground. Please check your lawns and gardens for any wet areas. This is causing an increase in our bills. After some general comments regarding the irrigation system and Greenscape, it was suggested that our next landscaping contract might be separated out to 2 suppliers; one for landscaping and one for irrigation. It should be researched before the next contract is due to see if possible and what the costs would be.

Bob Altvater mentioned that in talking about the valves, the gate valve (more difficult to use) is regarded as the best and least likely to be tampered with or turned on accidentally.

Todd moved and Bob seconded that the landscaping report be accepted. All agreed.

Janet gave via phone ACC and WMOA report updates (in packet) that a growing concern has been that outdoor lighting fixtures may shine into neighbor's homes. Please be careful of any light placements. Also of interest, that for the first time ever, Waterford had called in an attorney to address violation payments. Gail moved and Bob seconded that both reports be approved. All agreed.

Todd said he is continuing to just send weekly reports so as to not overwhelm everyone with emails. This seems to be widely appreciated.

Tom asked that they be sent as "blind" to avoid exposing email addresses.

Gail moved and Janet seconded that Todd's report be accepted. All agreed.
Swale information has not changed since the last meeting with Joe MacDonald. The start date has not yet been determined.

Homeowner comments:

Because there are usually not board meetings during the summer, Tom asked that the usual committee reports still be posted online during those months.

Janet reminded everyone to be aware of city meetings that affect the areas north of us for possible changes to zoning.

Our next meeting will be June 19, 2025

Gail moved, Todd seconded that the meeting be adjourned; all agreed. Meeting adjourned at 4:45 p.m.

Following the meeting, everyone enjoyed cupcakes provided by Bob Altvater to sweeten our day! Thank you, Bob.

Treasurer's Report

DEVONSHIRE NORTH TREASURER REPORT June 19, 2025

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before June 19, 2025 and is considered part of the Report.

Devonshire North cash on hand as of May 31, 2025

SeacoastBank

Checking (0920)	\$15,485.62
Savings (1083)	\$118,681.05
Reserve (1846)	<u>\$24,468.18</u>
Total	\$160,634.85

Notes: 1) All utilities expense bills received on or before May 31, 2025 have been paid in full. Some landscaping expense bills for work done on or before May 31, 2025 will be paid in June. Outstanding landscaping payments were approved, but in moving back to Maine, they were misplaced.
2) We have received all outstanding biannual dues.
3) Our income and expenses are in line with the 2025 budget except for the Income Tax line item which was set at \$0. In the past our interest income was below the Federal income tax payment level. However, since 2023 our money was 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 Income Tax.

Respectfully submitted by

Anthony DiGiovanni, Treasurer
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	\$157,834.69	\$424.69	\$115,672.50	\$11,192.50	\$7,205.00	\$11,990.00	\$9,814.69							
Interest Income	\$2,750.00	\$1,605.66	(\$1,144.34)	\$279.86	\$281.60	\$399.12	\$365.97	\$316.91							
Unreplenished Income															
etstopel	\$50.00	\$0.00	(\$50.00)	\$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							
TOTAL INCOME	\$171,210.00	\$170,440.09	(\$769.91)	\$115,902.36	\$13,474.10	\$7,596.12	\$12,315.97	\$10,151.54	\$0.00	\$0.00	\$0.00	\$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							
Fees															
Bank	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Law Offices	\$5,000.00	\$0.00	(\$5,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Income Tax	\$0.00	\$1,489.00	(\$1,489.00)	\$0.00	\$0.00	\$0.00	\$0.00								
2024							\$994.00								
2023							\$495.00								
Insurance Expense	\$900.00	\$0.00	(\$900.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Office Supplies	\$100.00	\$504.02	\$404.02	\$442.77	\$0.00	\$0.00	\$61.25	\$0.00							
Postage & Delivery	\$100.00	\$0.00	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Total Administrative	\$6,100.00	\$1,995.02	(\$7,094.98)	\$442.77	\$0.00	\$0.00	\$1,550.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landscaping & Groundskeeping															
Electric															
PN Electric - Jasper Court	\$500.00	\$155.62	(\$344.38)	\$30.63	\$30.58	\$10.52	\$30.47	\$30.42							
PN Electric - Greenacres	\$500.00	\$149.86	(\$350.14)	\$29.95	\$30.06	\$28.95	\$29.95	\$29.95							
Reclaimed Water - Jasper Court	\$15,000.00	\$2,422.86	(\$12,577.14)	\$218.66	\$348.16	\$228.29	\$850.51	\$798.24							
Reclaimed Water - Greenacres	\$15,000.00	\$5,461.08	(\$8,538.92)	\$1,030.10	\$1,474.85	\$871.13	\$1,578.44	\$1,506.56							
Landscape Contract - Greenacres	\$95,844.00	\$71,946.00	(\$63,998.00)	\$7,987.00	\$7,987.00	\$7,987.00	\$7,987.00	\$0.00							
Irrigation Repairs - Greenacres	\$10,000.00	\$6,507.70	(\$3,492.30)	\$556.00	\$1,135.00	\$3,130.65	\$778.25	\$907.20							
Misc Maintenance - Greenacres	\$4,000.00	\$0.00	(\$4,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Total Landscaping & Groundskeeping	\$140,844.00	\$47,443.12	(\$93,200.88)	\$9,852.64	\$11,005.65	\$12,277.54	\$11,294.62	\$3,272.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenses															
Mulch	\$10,000.00	\$0.00	(\$10,000.00)	\$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							
Cleaning - JD Cleaning & Painting															
Roof	\$9,400.00	\$9,135.00	(\$265.00)	\$9,135.00	\$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							
Holiday Decoration	\$300.00	\$0.00	(\$300.00)	\$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							
Total Other Expenses:	\$20,300.00	\$9,735.00	(\$10,565.00)	\$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	\$187,244.00	\$99,371.14	(\$110,850.86)	\$20,036.71	\$11,005.65	\$12,277.54	\$12,784.87	\$3,272.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET INCOME LESS EXPENSES	\$3,966.00	\$111,068.95	\$110,080.95	\$95,871.65	\$2,468.45	(\$4,681.42)	(\$468.90)	\$6,879.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

WMOA ACC MEETING JUNE 10, 2025

Barb Fager reported that there were no inspections in June, and they will resume in September. There however continues to be violations primarily regarding weeds, dead grass and lamp posts. She will review outstanding fines and determine which should go before the review board.

She wanted to remind residents that cleaning mailboxes and pool cages is an ongoing matter. Please check yours on a monthly basis. Barb also commented that the Smart Web has been a nice addition to the evaluation process.

The committee agreed that landscape lighting should be reviewed and incorporated into the ornament rule in the CCR's. That will be presented to the committee reviewing the CCR's. Next meeting will be September 2, 2025 at 10 a.m. at the Sports Club

Devonshire North ACC Report for May 2025

1531 Belfry Dawson, exterior painting
1579 Jasper Coyle, installation of water shut off valve

WMOA Board Meeting on June 12, 2025 (via Tom Taft)

(6 Board Members Present, 3 Committee Chairs, Henry Silva, Myself, 4 Other Homeowners)

Announcement - Board Resignation

Tony Spankey who was elected to our Board in March 2025 has resigned for family reasons.

Motion to appoint Board Director- June 2025 to March 2028

Pam Schierberg made a motion to approve Henry Silva for the Vacant Board position. Mike Marquette started a long discussion. He said that this meeting was the first time the homeowners and board were made aware of the resignation and he expressed the need to open the position to nominees from our homeowners who may be interested. He also suggested forming a committee to look for candidates and present their findings in September 2025. Fran White agreed with Mike. Pam read the section of our bylaws that simply stated the Board would vote on a replacement with no reference to committees or canvassing. Several board members agreed with moving forward at this meeting, since we struggle to find prospective candidates. Pam also spoke about Henry's work on the Infrastructure Committee and Sports Club Committees with a vast knowledge of the Tennis Court Replacement or Repair.

After the discussion ended, a vote was taken and Henry was approved 4 to 2 with Mike and Fran voting against the motion.

Motion to elect secretary

I'm not sure if a decision was made (?)

Committee Appointment - Finance

The Board agreed that we need a liaison between the Board and the Finance Committee. Communication needs to be a two way street from Finance to Board Members. At this time, no additional member(s) were added. Each Director needs to work with the Finance Committee.

ACC Report

Richard Ahlfeld reported on the ACC meetings and the fines presented were approved. Barb Fager reported that several violations were cleared before the meeting.

Landscape Report

Pam VanSchoyck reported that all of our Current Projects and the Hurricane Repairs were completed.

Motions

All motions were approved Paint the Gate Houses, Hurricane Branch Removals from Lakes, replace all the signage except for street signs, Waterford Community Signs and Traffic signs. Only the small signage (52 of them) throughout the community. Approved Karen Clevenger as Chair of CEC, Bob Nordstrom as Chair of SWMS. Charters for the House Committee, Infrastructure and Finance were also approved.

2024 Annual Audit

Dave Hochsprung CPA Auditor for Cavanaugh & Co spoke to us regarding our Audit. The Audit was good, we did need to refile our 2024 Tax Return since Argus Management Group miscoded a reportable income/expense. Dave said the refiling was done and we are waiting to hear from the IRS. He did not expect any fines or fees. Mike Marquette requested that the board bill Argus for any fees incurred due to their error. The Board agreed.

Hurricanes Expenditures

Fran White reported that our Total Cost for the Hurricanes was \$154,285. We have paid all but approximately \$5,000. outstanding until receipts and approvals are completed.

Amenities Expansion

The work was suppose to start on 6/12/25 but wet grounds moved the start to ASAP. (Post Meeting Note: On Friday 6/13/25 the work began)

County and Emergency Preparedness

Mike Marquette attended a Venice presentation. He reported that some literature was available and he took copies that he will give to our WMOA Office. He also reported that 80 percent of the presentation was builders and roofers sharing their information (not a surprise).

NWNW / CARE Plan for Hurricane Season

The committee is working on notifications and plans, the same as last year.

Golf Course / DevNo Swale

Joe MacDonald reported that the work area was marked, some additional utilities were identified. The swale will need to go further onto the Golf Course and that information was presented to the Golf Course. Joe has a follow-up meeting scheduled with them on Friday 6/13/25.

Ashley / Wesley Lake 5 to 7 Canal

Joe MacDonald reported that the project was moving along.

Border / North Auburn Road Development

Ron Fazzalaro reported that he attended the Venice Town Council and Planning Meeting(s). He read the presentation he gave for not approving the Zoning Change (a very good presentation). The Planning Commission and the Town Council both voted No to the requested changes (7 to 0). This is a positive for our communities, however Ron and the City expect an appeal with changes being presented in the future. So, as they say, "It Ain't Over Till It's Over".....

Landscape Report #5 – June 16, 2025

- Mowing and edging – May 2,9,16,23 and 30
- Weed control on May 1 and 5, Fertilize on May 7
- Irrigation inspection – May 15 and 16
- Irrigation invoices:
 - 5/9/25 – AO10737– Misc. parts from the inspections on April 7 and 8 - \$308.05
 - 5/21/25 – A010749 – Misc. parts from the May inspections
 - 6/1/25 – J014730 - Monthly maintenance for June – \$7,987.00
 - Note: Major repair at 1530 Belfry but invoice not yet received
- Reclaimed water usage:
 - Gleneagles - 353,184 Gallons \$692.76
 - Jasper - 636,583 Gallons \$1298.17
 - Total - \$1,990.93

Discussion - Current water leak approximately 76 gallons/hour

Communication Report

- 10 Communication sent
- Irrigation issue – water leak
- Watch volunteer
- Meeting agenda
- 14 Emails received