

Board of Directors Meeting – October 16, 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

- DEVNO Email Policy Discussion
- Response to recent email forwarded through DEVNO email
- Board Position on WMOA CCRs
- DevNo Board Nominations (3 Board Members)

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 Status
- 2026 DevNo Board Schedule

Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on November 20, 2025
 - 2026 Budget Discussion Scheduled for November Meeting

REPORTS

Secretary's Report

DEVNO Board Meeting Minutes, Sep 18, 2025

Meeting was called to order at 4:03 by President Bob Knudsen.

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

Residents present: Tom and Janet Taft, Rob and Laura Zoz, and Jackie Henry

President Pam Schierberg and Fran White updated us on the proposed WMOA CCR updates. They explained the major changes and indicated many of the minor changes were due to the new Chapter 720. Passed in 2023 and suggestions by the attorneys. Pam and Fran answered questions from the board and audience.

Rob Zoz (Landscape Committee) reported that the nonfunctioning ball valve near Gleneagles Drive had been replaced with a gate valve. Venice City had turned off all reclaimed water so the valve could be replaced as their shutoff was not closing completely. Venice will replace that valve in 2027 or later. There was also a main line break near the control box along lake 2A that was repaired.

There are three director positions up for election at the January 2026 annual meeting. The board positions currently occupied by Janet Wunderlie-Cook, Anthony DiGiovanni, and Todd Gilreath are up for election/re-election. Janet and Todd have not decided if they will run again. Anthony DiGiovanni, who is our treasurer, has indicated he will not be running for re-election. We will be looking for 1-3 members to run for the board including at least one with an accounting background.

The 2026 Board meeting schedule was presented and approved.

The Secretary's report was available online and with the packet. No questions were given. Janet moved to accept and Mike seconded; all approved.

Anthony gave us the report synopsis. All dues are paid for 2025 and bills through the end of August 2025 are current. Some of the regular payments to Greenscapes (May-June) had been paid late (July-August) due to invoices arriving late. Mike moved the treasurer's report be accepted and filed; Anthony seconded. All agreed.

Mike and Rob Zoz presented the landscaping report (in packet). Mike moved the treasurer's report be accepted and filed; Anthony seconded. All agreed.

Janet gave via phone ARC and WMOA report updates (in packet). The name of the ACC is being changed to ARC (Architectural Review Committee).

Todd's Communications report (in packet) was presented by Mike. Mike moved and Janet seconded that the communications, ARC and WMOA Liason reports be accepted. All agreed. Swale work has been completed.

Insurance has been paid. Bob will follow up on getting the updated policy.

Our next meeting will be October 16, 2025. Mike moved, Anthony seconded that the meeting be adjourned; all agreed. Meeting adjourned at 5:11 p.m.

Treasurer's Report

October 16, 2025

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before October 16, 2025 and is considered part of the Report.

Devonshire North cash on hand as of September 30, 2025 Seacoast Bank

Checking (0920)	\$6,562.65
Savings (1083)	\$75,489.78
Reserve (1846)	\$26,811.63
Total	\$108,864.06

Notes:

- 1) All utilities expense bills received on or before September 30, 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 exceeds our \$10,000 budget by \$1,904.20 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.

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			
Interest Income	\$2,750.00	\$2,732.64	(\$17.36)	\$229.86	\$281.60	\$391.12	\$365.97	\$386.91	\$311.63	\$293.81	\$275.00	\$246.74			
Uncategorized Income															
eScape!	\$50.00	\$25.00	(\$25.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$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			
TOTAL INCOME	\$171,210.00	\$171,342.64	\$132.64	\$115,902.36	\$13,474.10	\$7,596.12	\$12,315.97	\$9,901.91	\$311.63	\$318.81	\$275.00	\$246.74	\$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	\$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			
Law Offices	\$5,000.00	\$0.00	(\$5,000.00)	\$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)												
2024							\$994.00								
2023							\$495.00								
Insurance Expense	\$900.00	\$944.26	\$44.26	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00			
Postage & Delivery	\$100.00	\$0.00	(\$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	(\$6,140.72)	\$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 & Groundkeeping															
Electric															
FPL Electric - Jasper Court	\$500.00	\$273.94	(\$226.06)	\$30.63	\$30.58	\$30.52	\$30.47	\$30.42	\$30.39	\$30.34	\$30.31	\$30.28			
FPL Electric - Greenscapes	\$500.00	\$269.66	(\$230.34)	\$20.95	\$30.06	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95	\$29.95			
Reclaimed Water - Jasper Court	\$15,000.00	\$4,519.34	(\$10,480.66)	\$718.66	\$348.16	\$228.29	\$880.51	\$798.24	\$662.76	\$428.23	\$555.69	\$418.80			
Reclaimed Water - Greenscapes	\$15,000.00	\$10,771.69	(\$4,228.31)	\$1,090.10	\$1,474.85	\$871.13	\$1,578.44	\$1,506.56	\$1,298.17	\$872.63	\$1,176.55	\$963.26			
Landscape Contract - Greenscapes	\$95,844.00	\$71,883.00	(\$23,961.00)	\$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			
Irrigation Repairs - Greenscapes	\$10,000.00	\$11,904.20	\$1,904.20	\$556.60	\$1,135.00	\$3,130.65	\$778.25	\$907.20	\$387.70	\$1,395.20	\$1,371.15	\$2,235.45			
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			
Total Landscaping & Groundkeeping	\$140,844.00	\$99,621.83	(\$41,222.17)	\$9,852.94	\$11,005.65	\$12,277.54	\$11,294.62	\$3,272.37	\$2,498.97	\$26,717.35	\$11,157.65	\$11,664.74	\$0.00	\$0.00	\$0.00
Other Expenses															
March	\$10,000.00	\$0.00	(\$10,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
Over 15 Palm Trees 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			
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			
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			
Holiday Decoration	\$900.00	\$0.00	(\$900.00)	\$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	\$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 Landscaping & Groundkeeping	\$167,244.00	\$112,294.11	(\$57,957.89)	\$20,095.71	\$11,005.65	\$12,277.54	\$12,784.87	\$3,272.37	\$2,498.97	\$26,717.35	\$12,101.91	\$11,664.74	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES															
NET INCOME LESS EXPENSES	\$3,966.00	\$59,048.53	\$58,080.53	\$95,871.65	\$2,468.45	(\$4,681.42)	(\$468.50)	\$6,629.54	(\$2,127.34)	(\$26,398.54)	(\$11,826.91)	(\$11,418.00)	\$0.00	\$0.00	\$0.00

**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	\$7,227.39			
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			
Checks & Other Debits		<u>\$30,090.71</u>	<u>\$11,005.65</u>	<u>\$12,277.54</u>	<u>\$12,784.87</u>	<u>\$3,272.37</u>	<u>\$2,378.63</u>	<u>\$26,777.66</u>	<u>\$12,101.91</u>	<u>\$11,664.74</u>			
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	\$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	\$86,330.02			
Deposits & Other Credits		\$115,902.96	\$13,474.10	\$7,515.19	\$12,228.00	\$9,814.63	\$23,489	\$235.17	\$188.31	\$159.76			
Checks & Fees													
Checks & Other Debits		<u>\$21,000.00</u>	<u>\$11,000.00</u>	<u>\$11,000.00</u>	<u>\$11,000.00</u>	<u>\$11,000.00</u>	<u>\$11,000.00</u>	<u>\$11,000.00</u>	<u>\$11,000.00</u>	<u>\$11,000.00</u>			
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	\$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	\$26,724.65			
Deposits & Other Credits		\$4.45	\$4.36	\$80.93	\$89.87	\$87.28	\$86.14	\$83.64	\$86.69	\$86.98			
Checks & Fees		\$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			
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	\$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	\$108,864.06	\$0.00	\$0.00	\$0.00

Landscape Report

Landscape Report #7 – October 13, 20253

- Mowing and edging – September 4, 10, 17 and 24
- Pruning and weeding – September 3, 4 and 8
- Irrigation inspection – September 11

Irrigation invoices

Date	Invoice #	Description	Amount
9/11/2025	A010976	Repairs completed 9/5 to fix main line leak near lake & replace faulty gate valve	\$536.25
9/16/2025	A010980	Misc. parts needed after inspection	\$330.90
10/1/2025	J014898	Monthly Maintenance	\$7,987.00

Reclaimed water usage

Meter	Gallons	Amount
Gleneagles	446,492	\$934.11
Jasper	61,620	\$94.82
Total	508,112	\$1,028.93

Note: According to Shaf at Greenscapes, insecticide is applied at the same time as fertilizer – but not every month is fertilized. People have called about seeing grubs

Devonshire North ARC Report

No variances have been issued since our last meeting.

I have walked the community and there are many mailboxes with green mold, a few dirty lamp globes and posts and a few driveways that need cleaning. Please address these as soon as possible to prevent a violation and prepare for the annual road inspection which will be in the coming months. Our golf course/common grounds inspection is scheduled for October 22, 2025.

There are a number of hurricane shutters that do not meet the CCR requirements. I urge you to ask Kathleen to check "The Box" to see if the previous owner had approval for the current shutters. If you installed incorrect shutters, still ask her to check because if the ARC committee at that time approved your variance, you will not be cited, that is on the committee.

WMOA ARC MEETING

October 7, 2025

The property manager reported that inspections have resumed. There were nineteen violations issued, none had been resolved as of 10/7/2025. Two violations that have been ongoing are being referred to the review board to begin arbitration/fines

Variance requests received, 25. Approved 22. Three required additional information.

Barb Fager reported that the Smart Web is working very well and the "dead areas" have been resolved.

Kathy Scott, chairman, stressed the need for residents to clean driveways, lamp posts and mail boxes. She stressed the point that seasonal residents are responsible year-round, not just when in residence. Many are currently in need of cleaning.

No report from the WMOA Liaison

New Business, storm shutters. You are urged to check that your shutters follow the CCR's which requires all shutters visible from the road to be clear. If you purchased a home with shutters, you are to check with Kathleen in the WOMA office to see if the previous owner has a variance on file. If you added shutters and did not file a variance, you must do so. If your shutters that are visible from the road are not clear, you may only have them up when NOAA announces a hurricane and then they need to be removed 14 days after the hurricane.

WMOA President Pam Shierberg reported that to date, 77 people have attended the sub-association meetings, 8% of residents have voted and if a quorum is represented at the November 3, 2025 meeting, only 134 affirmative votes are required to pass the CCR changes.

Next meeting is November 4, 2025 at 10 a.m. at the Sports Center
Respectively submitted by Janet M. Wunderle, ARC Devonshire North

WMOA BOARD OF DIRECTORS MEETING

October 8, 2025

It was determined that a quorum was present, the consent agenda was approved, the September minutes were approved after one correction pointed out by George Barnes.

The board approved moving forward with hearings on properties located at 1406 Gleneagles and 1456 Royalty Way. To date the owners have not been responsive.

The board began the review of the Reserve Budget: two hours and 47 minutes later, the meeting was adjourned. The one unresolved item is in regard to the renovation of the tennis courts.

Mike Marquette stated that if they change the footprint in any fashion, it will require a vote of the residents. Henry Silva changed his original statement of "adding a cement pad for the cabanas" to, moving the cement pad replacing an existing area.

Meeting was adjourned at 5:03 p.m.

Communication Report

- Comms received - 21
- Comms sent- 11