

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – Mar. 20, 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 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 CCR Update – Formation of Committee
- Grass Replacement -
- Northeast Valve – Water Leaks

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

- HOA Fee- Second Half due May 1, 2025 for those that opted for two payments
- Work on Flood Control Swale behind some Jasper Court Properties and on Golf Course
- Repaving Jasper Court and Belfry Drive

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on April 17, 2025

REPORTS

Secretary's Report

DEVNO Board Meeting Minutes February 20, 2025

Meeting called to order at 4:00 by Vice President, Mike Horvarth. President Bob Knudsen was in attendance via phone, Janet Wunderle, Todd Gilbreath, Gail Haynes, Tom Lechmanik were present. Anthony DiGiovanni was excused.

Residents in attendance were: Russ Frakes, Tom Taft, Jerry Ebenhoeh, Melissa Stofko, Moni Dusablon and Bob Altvater.

WOMA Director, Joe Macdonald gave us an update on the swales project behind Jasper Court. It was determined that the swales are now redefined as "WOMA Storm Water Management" responsibility and work is expected to be started in June on the 15 foot easement behind the homes from approximately 1512 to 1548 Jasper Court. The goal is to restore the swale to its original function. Some of the trees and bushes that are currently in this area will probably be removed. The area will have grass in the future. Any future work will have to be covered in the new WOMA budget. It has not been determined if the golf course will contribute any funds toward the current project.

Regarding the recent paving of Jasper Ct and Belfry Dr, it was noted that the patched area of Jasper Ct will be tapped smooth.

The secretary's minutes were amended to correct the spelling of Tom Lechmanik's name. It was moved by Todd and seconded by Janet to accept the amended minutes. All approved.

Bob Knudsen updated Anthony's Treasurer's report to say that most yearly assessments are current and the few remaining expect to be paid before the 30 day grace period is over.

Tom Taft questioned the office supplies item and Bob explained that the costs were from stationery, printing and postage for the annual assessment and the annual election packets.

Tom Taft had a question referencing the CD's "credit" and was referred to Anthony.

Janet moved, Bob seconded that the Treasurer's report be accepted. All agreed.

WOMA ACC report by Janet reviewed the recent Semi Annual inspection. There were 16 violations cited. Anyone who was cited because their lamp post did not have a small white ball on the end of the lamp crossbar, please contact Janet and she will assist you. Items of note:

The vegetation behind homes on Jasper are to reflect the WMOA CCR which state that no planting is allowed on WMOA property by residents.

Second under the ACC. It is now required to follow the survey of your property as shown on the county appraiser web site prior to planting vegetation on your property. All lot lines will be reviewed by the WOMA ACC.

Todd moved to accept the report, seconded by Tom; all approved.

WOMA Meeting: Janet also reported that there is an important WOMA meeting on February 22 that will not only address the CCR proposed changes but may offer an opportunity for the residents to voice opinions on the probable upcoming assessment to cover the costs of hurricane damage. (the assessment, or the amount, will not be voted on until after the WOMA election.)

Todd moved and Tom seconded that this report be accepted. All agreed.

Todd gave the Communications Report and mentioned that the plan going forward is to provide only weekly notices (also included on our website) so as to keep DEVNO emails current, pertinent and not overwhelming our mailboxes. Everyone thought this was a good idea.

Janet moved, seconded by Tom to accept the communications report; all agreed.

Homeowner's Comments:

Bob Altvater said he feels that the dead grass on the right side of Belfry Dr should be addressed. Also that the "garden" area on Belfry/Jasper where a tree was cut down but stump remains is in need of attention.

Jerry Ebenhoeh said there was an area of grass removed during the road construction that was reported to the road staff, photos taken but has yet to be repaired. Joe Mac Donald will look into it.

Our next meeting will be March 20, 2025 at 4:00. Todd moved the meeting be adjourned, seconded by Bob; all agreed. Meeting adjourned at 5:05 pm.

Treasurer's Report

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before March 20, 2025 and is considered part of the Report.

Devonshire North cash on hand as of February 28, 2025 at SeacoastBank

- Checking (0920) - \$10,820.40
- Savings (1083) - \$122,125.23
- Reserve (6606/1846) - \$26,210.10
- Total - \$159,155.73

Notes:

1) The DEVNO monthly assessment payments are current and in good standing through February 28, 2025. 2) All utilities and landscape expense bills received on or before February 28, 2025 have been paid in full. 3) As of March 17, 2025 64 out of 66 DEVNO Association members have paid either their annual dues (48) or biannual dues (16). The two outstanding association dues are from Barry Berkowitz at 1522 Belfry Drive and Bob and Jeannette Neumeister at 1548 Jasper Court. 4) Our income and expenses are in line with the 2025 budget.

**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	\$9,855.76	\$10,826.05										
Deposits & Other Credits	\$21,083.00	\$11,000.00										
Checks & Other Debits	\$20,093.71	\$11,005.55										
Ending Balance	\$10,826.05	\$10,820.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Savings Money Market Account - 1083												
Beginning Balance	\$24,748.77	\$119,651.13										
Deposits & Other Credits	\$115,902.36	\$13,474.10										
Checks & Other Debits	\$21,000.00	\$11,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance	\$119,651.13	\$122,125.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve CD - 6606 / 1846												
Beginning Balance	\$26,211.29	\$26,215.74										
Deposits & Other Credits	\$4.45	\$1.86										
Checks & Other Debits	\$0.00	\$10.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total of All Accounts	\$156,692.22	\$159,155.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Monthly Income												
Annual Assessment Payments												
Annual Income	\$157,410.00	\$128,865.00	(\$29,545.00)	\$115,672.50	\$13,192.50							
Unsegregated Income	\$2,750.00	\$511.46	(\$2,238.54)	\$729.86	\$281.60							
esetopral	\$50.00	\$0.00	(\$50.00)	\$0.00	\$0.00							
2024 City/Year Income	\$11,000.00	\$11,000.00	\$0.00	\$0.00	\$0.00							
TOTAL INCOME												
	\$171,210.00	\$140,376.46	(\$30,833.54)	\$115,602.36	\$13,474.10							\$0.00
Monthly Expenses												
Administrative	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Bad Debts / Unpaid Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Bank	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Law Offices	\$5,000.00	\$0.00	(\$5,000.00)	\$0.00	\$0.00							
Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Insurance Expense	\$900.00	\$0.00	(\$900.00)	\$0.00	\$0.00							
Office Supplies	\$100.00	\$462.77	\$362.77	\$462.77	\$0.00							
Postage & Delivery	\$100.00	\$0.00	\$100.00	\$0.00	\$0.00							
Total Administrative	\$6,100.00	\$462.77	(\$5,637.23)	\$462.77	\$0.00							\$0.00
Landscaping & Groundskeeping												
Electric	\$550.00	\$61.21	(\$488.79)	\$30.65	\$30.55							
PP Electric - Glencliffs	\$550.00	\$60.01	(\$489.99)	\$29.95	\$30.05							
PP Electric - Glencliffs	\$500.00	\$56.82	(\$443.18)	\$218.66	\$348.16							
Reclaimed Water - Glencliffs	\$15,000.00	\$15,000.00	\$0.00	\$1,030.10	\$1,471.85							
Reclaimed Water - Glencliffs	\$500.00	\$15,974.00	\$15,974.00	\$7,087.00	\$7,087.00							
Landscaping Contract - Greenscapes	\$82,844.00	\$15,691.60	(\$68,208.40)	\$556.60	\$1,135.00							
Irrigation Repairs - Greenscapes	\$10,000.00	\$0.00	(\$10,000.00)	\$0.00	\$0.00							
Misc Maintenance - Greenscapes	\$4,000.00	\$0.00	(\$4,000.00)	\$0.00	\$0.00							
Total Landscaping & Groundskeeping	\$140,844.00	\$20,858.59	(\$119,985.41)	\$9,852.94	\$11,005.65							\$0.00
Other Expenses												
Mulch	\$10,000.00	\$0.00	(\$10,000.00)	\$0.00	\$0.00							
Over 25' Palm Trees Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Chaining - 10' Clearing & Parking	\$0.00	\$0.00	(\$265.00)	\$9,135.00	\$0.00							
Reed - Glencliffs	\$9,400.00	\$9,135.00	\$265.00	\$600.00	\$0.00							
Street Curbcut	\$900.00	\$0.00	(\$900.00)	\$0.00	\$0.00							
Holdings - Glencliffs	\$300.00	\$0.00	\$300.00	\$0.00	\$0.00							
Holdings - Glencliffs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Refund of Overhead Assessments	\$20,300.00	\$9,735.00	(\$10,565.00)	\$9,735.00	\$0.00							
Total Other Expenses:	\$167,244.00	\$31,086.36	(\$136,207.64)	\$20,030.71	\$11,005.65							
TOTAL EXPENSES												
	\$3,966.00	\$109,340.10	\$105,374.10	\$95,871.65	\$2,468.45							
NET INCOME LESS EXPENSES												

Landscape Report

Mowing and edging – February 5 and 19

Pruning and weeding – February 5 and 6

Irrigation inspection – February 13

Irrigation repair invoices

1. 2/7/25 – Invoice A010543 - \$345.40
 - a. 1558 Belfry and 1522 Belfry (work done Jan 13 and 31)
2. 2/28/25 – Invoice A010564 - \$892.25
 - a. 1583 Jasper – replace faulty valve (work done 2/7)
 - b. 1584 Jasper – lightning strike

Discussion items:

- Replacing valves
- Existing leak is getting worse

Reclaimed water usage:

1. Gleneagles – 135,122 gallons - \$228.29
2. Jasper – 436,092 - \$871.13

ACC Report

The semiannual Inspection of Devonshire North resulted in sixteen (16) violations being sent to owners. I am pleased to announce that all violations have been corrected and in a very timely manner. The majority of the violations were the failure to have end caps on the crossbar of the lamp posts.

A night light inspection was done on February 27th, and all lights were found to be working property however, when asked at the monthly March meeting about the reflection/color of the light my report included several lights that were yellowish in hue. It was pointed out to me that the CCR's clearly state that the lantern is to have glass not plastic and with the correct bulb, all should be bright blue white. On March 6th I again reviewed all lights and listed the seven that were not in compliance reporting those to the office as instructed. Violation letters were sent and at present, three have been corrected. It was noted that one home did have the proper light on the first inspection however the second time, the lamp was not working at all. I spoke with the homeowners, and they contacted an electrician to identify the problem.

A reminder that 19 homes are scheduled to be painted in 2025. As of this time, eight have submitted a variance for the work to be done. Please be aware that hurricane season begins in just a few months and July and August are months painters do not choose to work outside due to the heat so please make your arrangements to procure a painter for your work.

WMOA Liaison Report

WMOA MARCH 12, 2025 ORGANIZATIONAL MEETING

The meeting was called to order by Barb Fager for the purpose of electing the new officers. Nominations from the board members for President were called: Results are as follows.

- President, Pam Schierberg
- Vice President, Joe McDonald
- Secretary, Tony Spanke
- Treasurer, Fran White

Board Members who are to oversee committees are:

- Architectural Control, Richard Ahlfeld
- Community Enrichment, Tony Spanke
- Finance, Fran White
- Roads/SWWS, Joe McDonald
- Landscape/Irrigation, Tom Cookingham

Mike Marquette will confer with both city and county emergency preparedness groups to evaluate our preparedness. He will also oversee the CARE group which includes the Neighborhood Watch committee. Pam Shierberg and Steve Gordon will oversee the Sports Club Complex. In addition, Steve Gordon will continue to oversee the amenity expansion project.

Steve reported that the work on the amenity expansion will begin April 7, 2025 and should be completed within 20 to 60 days, weather permitting. Pam Shierberg also listed her goals which are:

- Maintaining stability of the board
- Having a succession plan
- Working on nomination program to educate owners on its importance
- Evaluate and improve our emergency preparedness
- Coordination of projects, budget and maintenance matters

Attention to infrastructure, roads, sidewalks, gate houses, mailboxes, ponds, fountains and the canal. Landscape and irrigation are important, and Tom Cookingham reported that the irrigation budget for 2025 has already been used in just the first quarter of the year.

Other items include the completion and presentation of the CCR's to residents for a vote. The By-Laws will be reviewed, reach out to the county regarding cleaning of the Pinebrook wall, evolution of the WMOA website, perhaps have a liaison to the city and become involved with the city's Centinela.

MARCH 4, 2025 WMOA ACC MEETING

All members were in attendance. No homeowners were present

Property Managers Report

- Variances processed - 35
- Approved -35
- Extensions - 2
- Violations issued - 55 (One being a lake bank violation)
- Open violations - 39
- Closed - 25
- Hearings scheduled -5

Monthly Blast schedule is:

- March - Mailboxes
- April - Hurricane preparedness'
- May - Concrete
- June - Visibility
- August - Vegetation
- September - Variances
- October - Roof, Gutter and downspout cleaning

Again, Pam Shierberg emphasized your responsibility in knowing your lot lines.

The Smart Web was demonstrated, go to Google and type in SmartWeb.com and log in. Residents can view their property at this site as well.

A discussion on light post crossbar ends. Several rubber-like materials can be found online or drilled out golf balls work very well.

Pam Shierberg asked that a letter be sent to all subdivision Presidents reminding them that the current CCR's require St Augustine grass, and she said many are not compliant.

Barb will issue those letters.

The issue of eight homes in Colony with a non-conformant roof trim has been postponed until later in 2025 as those units are all scheduled to be painted in 2025.

Education topic: light brightness of pole lamps. No lights are to be yellowish in color but rather bright blue, white. Violations are to be sent to those who do not comply. Night inspections are to be done three times a year.

Brenda Brinker who has been on the ACC for approximately 10 years gave her letter of resignation beginning 5/1/2025.

Communications Report

- 4 emails received
- 11 emails sent
- DevNo Driveway Socials
- Weekly update to include DevNo website reminder
- Waterford Master Association Annual Meeting reminder