

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – March 19, 2026

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	Taylor Hackett	Treasurer
Janet Wunderlie Cook	Director	Tom Lechmanik	Director
Fredi Goldman	Director		

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

AGENDA

- Call to Order
- Roll Call

New Business

- Status of HOA Software
- Flagpole lighting

Reports

- Secretary's Report: Gail Haynes
- Treasurer's Report: Taylor Hackett
- Landscape Report: Tom Lechmanik
- ARC-Report: Janet Wunderle Cook
- WMOA Liaison Report: Janet Wunderle Cook
- Communications Report: Fredi Goldman

Old Business

- None

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on April 16, 2026

REPORTS

Secretary's Report

Devonshire North Board of Director's Meeting Minutes
February 19,2026

Meeting was called to order at 4:00 by Vice President Mike Horvath, with president Bob Knudsen available on speaker phone.

Board members present, Bob Knudsen, on phone, Michael Horvath, Gail Haynes, Taylor hackett, Janet Wunderlie Cook, Tom Lechmanik and Fredi Goldman.

Members present: Bob Altvater, Ton Taft. Janet Taft, Moni Dusablom, Pam Harvey, Hackie Henry, Todd Gilreath

New Business:

In discussion regarding the plantings at the DEVNO entrance, it has not been determined as yet as to what plants will be used to replace the current ones that were killed by the cold weather. Some suggestions have been Dwarf Penta and Miniature Bougainvillea. Greenscape will be notified to adjust the watering schedule following the plantings.

Mike reported on and demonstrated some of the features of the new A-I software that is being utilized to assist with accounting and reporting. Eventually this will also replace our current website, but that will provide a link to the new site for the remainder of the year until the contract expires and we are satisfied with the new one.

During the public comments, it was noted that this will be more useful than and less expensive than hiring a management company. Mike was thanked for all the time and effort he has given to finding, installing and loading information into the system. If anyone has questions, feel free to contact Mike Horvath.

Janet moved, seconded by Tom that the report on the system be accepted. All agreed.

Taylor gave the Treasurer's report (see attached report) and indicated that 63 Of the 66 homes have paid their annual dues. Notice will be sent to the remaining 3 of their delinquency.

Gail moved, Fredi seconded that the report be accepted and filed; all agreed.

Landscape: (see report) Tom reported that he has asked for an alternate bid to replace a broken part to compare with Greenscape's quote which seemed higher than normal. He commented that the weed killer seems to be working as there are now brown spots on some lawns where broadleaf weeds had been growing. Will now watch for new growth for lawns before deciding if reseeding/sod is necessary.

Tom asked residents to keep an out for any wet or unusually soft areas that might indicate a water leak and to call him any time.

Janet moved, Gail seconded that the landscape report be accepted. Passed unanimously. ARC report (see notes) Discussions concerning "outdoor lighting" (not on lawns) and suggestions should be directed to her until March 1 st to take to the ARC meeting. And clarification of the Light Pole policy indicates that the glass be "Coach style." Please save the box, showing the word COACH to add to any requests for new or replacements. Fredi moved, Gail seconded the ARC report be accepted and files. All agreed.

WMOA report: Janet reminded that Waterford is again asking for a vote to "not allow any new homeowner to rent their new purchase for 1 year."

This was not approved in the most recent election by current homeowners. This change will be voted on either by you on line or at the office or at the annual meeting in March.

Gail moved, Tom seconded that this report be approved. All agreed.

Bob moved that the contract to clean roofs be renewed because of favorable reports and a continued fair price. Mike moved and Tom seconded that this be approved. All agreed.

Homeowner Comments:

Todd discussed the recent planning commission/city council move to approve zoning in the Edmondson/Auburn Rd area to Residential 3 which allows for more homes and smaller units. Our next meeting is March 19, at 4:00 at the sports club.

Fredi moved and Janet seconded that the meeting adjourn. All agreed

The meeting adjourned at 5:15 p.m.

Respectfully submitted,
Gail Haynes, Secretary

Treasurer's Report

Devonshire North Treasurer Report
March 19, 2026

Devonshire North Cash Balance as of March 17, 2026

Seacoast Bank

Checking (0920)	\$ 14,762.79
Savings (1083)	\$ 148,892.91
Reserve (1846)	\$ 27,216.07
Total	\$ 190,871.77

Notes:

- All bills received on or before March 13th, 2026 have been paid in full.
 - March landscaping payment made to Greenscapes has been mailed out and once processed will reduce the above checking account balance by \$7,987.
- We have received 2026 dues from all 66 households.
- All income and expenses through the end of February 2026 are in line with the Budget.
- Bookkeeping for 2026 has been transitioned over to the new Pay HOA software.

Taylor Hackett, Treasurer
Devonshire North Association, Inc.

Landscape Report

Landscape Report #2 – March 16, 2026

- Mowing and edging – February 4 and 18
- Pruning and weeding – February 3,4,5 and 26
- Irrigation inspection – February 17

Irrigation invoices:

Date	Invoice #	Description	Amount
2/25/26	A011267	Parts replaced	\$281.10
03/01/26	J015117	Monthly maintenance	\$7,987.00
		Total	\$8,268.10

Reclaimed water usage:

Source	Dates	Usage (gallons)	Amount
Gleneagles	01/26/26 – 02/27/26	432,533	\$889.17
Jasper	01/26/26 – 02/25/26	448,026	\$925.18
	Total	880,609	\$1,814.35

Communications Report

Communications Report for February, 2026

- During the month of February, 2026, there were 15 emails sent out.
- During the month of February, 2026, there were 12 emails received.

Fredi Goldman, Communications Director

ARC Report

Devonshire North ACC

Variances were filed for the following:

- 1557 Jasper Dan and Janice Hamari - Landscaping
- 1584 Jasper Mark and Cori Hohenwald - Pool cage, deck and pool

Waterford Watch ACR notice: April focuses on walks, driveways, curbs and street drains. All owners have a responsibility to keep these areas clean and free from stains of all types. Those who live where oak trees are present need to be mindful of these areas and keep them clear of all debris. It seems that when the ARC points to a specific item, that is number one of their violation list when inspecting. Just a heads up.

Jan Wunderle ARC Chairman

WMOA ARC Report

WMOA ARC Meeting, March 3, 2026

Barb Fager reported that there was only one violation going to the finding committee. That is at 7021 Audrey Way, and 1641 Valley is on hold currently. There were 23 variances requested, 19 approved, 4 waiting for additional information and one denied.

The inspection schedule was adjusted due to conflicts. Remind residents that they are responsible 12 months a year for maintaining their property, not just when they are in residence.

WMOA Liaison reported on the water restrictions in Venice and Sarasota County. Reclaimed water at present is not limited. The city has issued odd and even numbered restrictions.

The committee reviewed the specifications for the existing ornament rule and made suggestions on changes which will be presented to the WMOA board for approval.

Landscape lighting was discussed at length. Thus far the committee has agreed to the following: Lights may be placed along driveways, sidewalks and in landscaped areas.

- Lights must be white
- Size is not restricted

Still under discussion is "fu-fu lighting" (no glowing mushrooms, etc)

Spot lighting and holiday lighting are still under discussion. This will be addressed at the next meeting, April 7th. A few things were agreed to which include, no spot light can be directed toward another home, they should only illuminate the ground. For that reason motion activated lighting is being considered.

Again, if you have any suggestions, please send them to me by April 6th or attend our meeting on the 7th.

Janet Wunderle, WMOA ARC

WMOA Liaison Report

WMOA ANNUAL MEETING

March 10, 2026 7 P.M.

Waterford Sports Club

Attendance, lowest anyone could recall in past years, 68 owners attended. Newly appointed board member, Tom Cookingham was absent, all other members in attendance.

**I have had many Devonshire North and others outside our community tell me, "I never got a notice of the annual meeting." I told them, you did, you just did not recognize it because it was not stated as it should have been. The notice should have read, "We need 30% of owners or their proxy to have a quorum for the annual meeting." The notice you received said you need to vote or we cannot have the annual meeting. Votes have nothing to do with the quorum, attendance or proxies. Having it at the Sports Center saved us a thousand dollars between the rental of the church and the police presence, a good thing but the rental of the 100 extra chairs was not necessary.

A brief history of the WMOA organization was presented stating that in 1995, owners took over the management of our community. Dick Hale was the first president. Five of the directors gave a brief report on the activities/accomplishments for the year 2025.

Fran White, treasurer, reported that the HOA was increased only 3.1 % in 2026 which she felt was very good. We carried over monies from the 2025 budget to 2026 and established a Disaster Fund for the first time funding it at \$140,000 initially then in the 2026 budget increasing it another \$21,000. There is also \$31,000 in retained earnings. Fran also reported that the CCR committee was successful in having the revised CCR's approved and recorded with the state of Florida.

Joe McDonald indicated that we pay Land Shore \$40,000 for the management of our lakes. Several dredging projects are in progress, and the concrete canal has been repaired. He asked for volunteers stating that the Storm Water meets the first Thursday of the month at the Sports Center.

Pam Shierberg read Tom Cookingham's report regarding the WMOA Landscape committee in his absence. Hurricane recovery costs were \$45,000 and even with that, the landscape came in under budget in 2025.

Attendees were reminded that the organizational meeting of the WMOA Board would be held at 10:30 March 11,2026 at the Sports Club.

Janet Wunderle, Devonshire North WMOA

WMOA ORGANIZATIONAL MEETING

March 11, 2026

10:30 A.M. Waterford Sports Center

The meeting was called to order by Barb Fager as required by Florida 720.

A call for nominations for president was made; Henry Silva and Richard Alfield were nominated.

A secret ballot was cast. Votes were counted by Barb Fager and Jan Wunderle.

Henry Silva was elected by a two-vote margin. Officers for the 2026 year were established:

- Pam Shierberg, Vice President
- Fran White, Treasurer
- Richard Alfield, Secretary

Individual members were appointed by President Silva as reported to you in the WMOA email.

Four motions were approved: The Agenda, correction of minutes from the 1/18 and 1/22/2026 meetings as well as the corrected Treasurer's Report of 2/12/26.

A motion to approve NTE \$105,000 from Reserve Account 3513 to replace the Tennis fence and gates along with the clay surface and stripping of the courts. This drew much controversy as Director Marquet stated that the bids had never been presented to the board for their review or approval. President Silva and his VP disagreed stating that it was done in October. Marquet, White and Alfield disagreed stating that was just for budget purposes in establishing the 2026 budget. President Silva stated, "We have done things this way for 35 years" and Marquet responded, "well then you have been doing it wrong for 35 years, we have a fiduciary obligation to the owners." A lengthy discussion ensued resulting in a special board meeting 3/18/2026 at 1 P.M. for further discussion.

Motion to approve NTE \$120,000 from Reserve Account 3505 for the paving of Ashley, Moon and State Roads plus repair and repainting of several crosswalks and stop bars.

1717 Kilruss Lot K99 was discussed. The owners have been given an additional six months of using K99 food dye vs installing irrigation and St Augustine grass to the empty lot.

Owner's comments: Tom Lechmanik spoke to the lack of contract review by the board stating that he felt the bids should all be presented for review by the board. Indicating that not everyone (committee and perhaps board) was familiar with reading contractors' bids.