

DEVONSHIRE NORTH ASSOCIATION, INC.

NOTICE OF ANNUAL MEETING

To All Devonshire North Homeowners:

The Annual Meeting of Devonshire North Association, Inc. will be held on:

Thursday, January 16, 2025 at 4:00 P.M.
At the Waterford Sports Club

Included in this packet, please find the following:

1. Agenda for 2025 Annual Meeting
2. Minutes of 2024 Annual Meeting
3. 2024 Treasurers Report
4. 2025 Budget with 2024 Actual Budget
5. 2024 Annual Landscape Committee Report
6. 2024 Communications Report
7. 2024 ACC Report and house painting information
8. Designated Voter Certificate
9. Limited Proxy Form
10. Official Ballot
11. New Board Candidates' Biographical Information
12. 2025 Board Meeting Schedule
13. Agenda for Board of Directors Meeting

PLEASE NOTE: A printed Ballot, Limited Proxy form, Designated Voter Certificate and four (4) Envelopes will be delivered to each mailbox of homeowners currently living in their home in Devonshire North. Ballots will be emailed to homeowners who are not presently in residence.

As an owner, it is very important that you attend this meeting and deliver your sealed Official Ballot to the Ballot Box at 1513 Belfry Drive no later than 5:00 PM on Wednesday, January 15, 2024.

If you are not able to attend the Annual Meeting and wish to cast your ballot to elect candidates to the Board of Directors, please authorize someone to serve as your proxy, or otherwise arrange to have your ballot delivered to the Ballot box on or before the deadline.

If you cannot deliver your ballot or have your proxy do so, you may mail your Official Ballot to:
Devonshire North Association, Inc., 1506 Jasper Court, Venice, FL 34292.
We look forward to seeing you at the meeting.

Sincerely,

Gail Haynes

Gail Haynes, Secretary
Devonshire North Association, Inc.

Association Website: Devonshirenorthhoa.com

DEVONSHIRE NORTH ASSOCIATION, INC.

Annual Members Meeting

Thursday, January 16, 2025

AGENDA

Call to Order

Roll Call of Board Members and Homeowners Present

Introduction of New Homeowners for 2024

Current Board Officers

President: Robert Knudsen

Secretary: Gail Haynes

Vice Pres.: Michael Horvath

Treas: Anthony DiGiovanni

Current Board Members

ACC Chairperson/WMOA Liaison: Janet Wunderle-Cook

Landscape & Communications Chair: Rob Zoz

Member at Large: Todd Gilreath

Secretary's Report: Gail Haynes

Minutes of Jan18, 2024 Annual Meeting and Board Meeting

Treasurer's Report: Anthony DiGiovanni

2024 Annual Financial Reports and 2025 Budget

Landscape Report: Rob Zoz

2024 Annual Landscape Summary

ACC Report: Janet Wunderle-Cook

2024 Annual ACC Report

Communications Report: Rob Zoz

2024 Communications Summary

President's Comments

New Business

2025 Board of Directors Election – Gail Haynes

Homeowners Questions and Comments

Next Board Meeting: Thursday February 20, 2024

Adjournment

Annual Meeting
Devonshire North Home Owners Association
January 18, 2024

Opening

The annual meeting of the Devonshire North Home Owners Association was called to order at the Waterford Sports Club at 4:00 PM on January 18, 2024 by President Jackie Henry

Board Members Present

Jackie Henry, Todd Gilreath, Mark Claff, Christina Howard, Anthony DiGiovanni, Janet Wunderle-Cook, Rob Zoz

New Home Owners in 2023

Hans and Donna Finzel, 1510 Belfry Dr.
Robert and Janet Knudsen, 1526 Belfry Dr.
Byron and Millie Williams, 1530 Belfry Dr.
Russ and Cathy Frakes, 1576 Jasper Ct.
Bradley, Susan, and Rebecca Helgeson, 1508 Jasper Ct.
Tom and Patti Lechmanik, 1561 Jasper Ct.

Quorum

A quorum was met with 31 home owners and 4 proxies in attendance.

Approval of Annual Meeting minutes for January 19, 2023

Mark Claff moved to accept the minutes as printed and distributed and Todd Gilreath seconded the motion. Motion passed unanimously.

Treasurer's Report

The 2023 Balance Sheet, 2023 Income and Expenses Report and the 2024 Budget were sent to all Home owners and summarized by Treasurer Anthony Digiovanni. The 2024 DEVNO Homeowners Fee is approximately a 3% increase over the 2023 fee, primarily associated with an increase in the budget for water which is always somewhat of an unknown expense based on weather impact. 2023 revenues and expenses were in line with the budget with net income of \$2,474 vs. a budgeted \$757.

Christina Howard moved to accept the Treasurer's reports as written and Janet Wunderle-Cook seconded the motion. The treasurer's report was approved unanimously.

Landscape Report

Mark Claff reported the contract for Landscaping was renewed with Greenscapes for 2024 consistent with the existing contract and with no changes to 2023 fees. This is the final year of the two-year contract. Lawns were mowed once a week March through October and every other week through the winter months. Trees and shrubs were pruned monthly and tall palms trimmed once a year. Fertilization, herbicide and insecticide services were provided monthly. Our irrigation system is maintained and repaired by Greenscapes. There were no major problems

experienced on the main line despite its age. As repairs are made, the system is being upgraded resulting in some increase to the repair budget. The cost of a replacement irrigation system would be \$2 – 3 million and is not feasible, thus the best approach is to address limited upgrading when there is a required repair.

Rob Zoz moved to accept this report with Todd Gilreath seconding the motion. The report was accepted unanimously.

ACC 2023 Summary

Janet Wunderle-Cook reported the annual 360 Inspection was completed with 25 letters and 42 violations noted, all of which were corrected quickly. No summer inspections were held but are expected to be required in 2024. The 2024 360 inspection will be conducted in February. Mrs. Cook noted that homeowners should inspect their mailboxes for mold as that appears to be a recurring problem. Five trees were identified and removed because of Ganoderma. Variance requests filed were 66 of which 27 required city permits. Roof cleaning on 62 roofs was completed.

Twelve homes were scheduled for painting in 2023 and one violation was issued.

Mark Claff moved to accept the report with Rob Zoz seconding the motion. The ACC Summary was unanimously approved.

Communications Report

Todd Gilreath reported that Devonshire North established a mailbox this year so that all correspondence with homeowners is clearly indicated as coming from the Association and that the database for contact information is consistent and up-to-date. DEVNO Board of Directors documents were distributed for all meetings and New Neighbor packets were provided to all new residents. Assistance and coordination was provided during Hurricane Ian to assure that residents remaining in their homes during the hurricane were clearly identified with signage visible to the street.

Mark Claff moved to accept this report with Janet Wunderle-Cook seconding the motion. The report was unanimously approved.

Election of Board

Christina Howard reported that 42 official ballots and proxies were received and that Gail Haynes and Robert Knudsen both received 40 votes and Michael Horvath received 42 votes. Christina Howard moved to accept the slate of candidates for appointment to the DEVNO Homeowners Association Board for a term of 3 years and Anthony DiGiovanni seconded the motion and it was approved unanimously.

President's Report and Comments

Jackie Henry thanked outgoing Board members Christina Howard and Mark Claff for their service on the DEVNO Board. Ms Henry's term is also ending and the members of the Board

all thanked her for her leadership and commitment to the quality of life of the DEVNO community.

She reported that some people in Waterford are pursuing issues of highway noise and have contacted various State Representatives, Venice Councilmen and the State Highway Department personnel to encourage a meeting to address Waterford concerns. There was discussion with members of the audience about similar unsuccessful efforts in the past and that the golf course owns the land adjacent to the highway and in the past has done very little to mitigate the noise. Current regulations require developers to pay for noise mitigation which makes the effort to get a response to an existing development difficult. One solution with more likely success is to plant more trees and may be an action more likely to gain golf course support as there are some opportunities to get trees for minimal cost through the Audubon Society each year.

Jackie Henry also briefed attendees that Pam Harvey has been monitoring the actions of the City of Venice and developers related to proposed zoning changes on the land north of Capri Isles Blvd.. She is a member of a committee formed by Waterford to ensure our concerns and issues are addressed. She also thanked Barb Calder for updating the DEVNO map of homeowner contact information and indicated that the 2024 map was available at the exit door for residents.

Todd Gilreath indicated that the profile form for all residents has been distributed and if there are revisions urges residents to update and submit revisions to him.

A motion to adjourn was made by Janet Wunderle-Cook and seconded by Todd Gilreath. Motion was unanimously approved.

Respectfully Submitted,
Christina Howard
Secretary to DEVNO Board of Directors

DEVONSHIRE NORTH TREASURER REPORT
January 2, 2025

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before January 2, 2025 and is considered part of the Report.

Devonshire North cash on hand as of November 30, 2024

SeacoastBank

Checking (0920)	\$10,210.50
Savings (1083)	\$24,772.72
Reserve (6606)	<u>\$26,211.29</u>
Total	\$61,194.51

Notes: 1) The DEVNO monthly assessment payments are current and in good standing through December 31, 2024.
2) All utilities and landscape expense bills received or before December 31, 2024 have been paid in full.
4) Our income and expenses are in line with the 2024 budget.

Respectfully submitted by

Anthony DiGiovanni, Treasurer
Devonshire North Association, Inc.

2024 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	\$104,940.00	\$105,933.75	\$993.75	\$97,785.00	\$2,385.00	\$0.00	\$4,770.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$993.75	\$0.00
Monthly Assessment Payments	\$52,470.00	\$51,476.25	(\$993.75)	\$4,372.50	\$4,372.50	\$4,372.50	\$4,372.50	\$4,372.50	\$4,372.50	\$4,372.50	\$4,173.75	\$4,173.75	\$4,173.75	\$4,173.75	\$4,173.75
Interest Income	\$1,500.00	\$3,252.38	\$1,752.38	\$294.44	\$391.64	\$202.67	\$158.06	\$591.79	\$322.90	\$306.09	\$288.55	\$253.70	\$226.26	\$209.66	\$206.62
Uncategorized Income	\$50.00	\$0.00	\$1,120.30	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$25.00
Late Association & eStopper Fees		\$125.00								\$1,045.30					
1572 Jasper Court - Lima & Gregg		\$1,045.30													
TOTAL INCOME	\$158,960.00	\$161,832.68	\$2,872.68	\$102,451.94	\$7,149.14	\$4,575.17	\$9,375.56	\$4,764.29	\$4,695.40	\$5,723.89	\$4,462.30	\$4,452.45	\$4,400.01	\$5,377.16	\$4,405.37
Monthly Expenses															
Administrative	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bad Debts / Unpaid Assessments	\$200.00	\$775.00	\$2,087.69	\$35.00	\$0.00	\$220.00	\$74.00	\$150.00	\$150.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fees		\$555.00						\$8.69	\$935.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank		\$953.69						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Law Offices - Swale Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$834.87	\$0.00	\$0.00	\$0.00	\$0.00
Law Offices - 1572 Jasper Court	\$900.00	\$834.87	(\$65.13)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Income Tax	\$100.00	\$72.21	(\$27.79)	\$62.38	\$0.00	\$9.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance Expense	\$100.00	\$66.00	(\$34.00)	\$0.00	\$0.00	\$66.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office Supplies	\$100.00	\$66.00	(\$34.00)	\$0.00	\$0.00	\$66.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage & Delivery	\$1,300.00	\$3,260.77	\$1,960.77	\$97.38	\$0.00	\$295.83	\$74.00	\$158.69	\$1,085.00	\$150.00	\$844.87	\$555.00	\$0.00	\$0.00	\$0.00
Total Administrative															
Landscaping & Groundskeeping	\$900.00	\$374.95	(\$165.31)	\$31.94	\$31.78	\$31.63	\$31.50	\$31.37	\$31.26	\$31.14	\$31.05	\$30.94	\$30.85	\$30.78	\$30.71
Electric		\$359.74		\$30.06	\$29.95	\$29.92	\$30.05	\$29.95	\$30.03	\$29.95	\$29.95	\$30.03	\$29.95	\$29.95	\$29.95
FPL Electric - Glen Eagles		\$5,214.08	(\$9,285.92)	\$1.68	\$1.68	\$1.68	\$1.68	\$1.68	\$529.41	\$2,868.54	\$491.56	\$950.35	\$359.15	\$491.56	\$1.77
Reclaimed Water - Jasper Court	\$14,500.00	\$18,508.02	\$4,008.02	\$1,838.44	\$1,870.31	\$1,930.14	\$2,385.96	\$1,927.82	\$1,688.88	\$2,897.56	\$1,524.59	\$187.92	\$428.84	\$577.34	\$1,250.22
Reclaimed Water - Glen Eagles	\$14,500.00	\$95,844.00	\$0.00	\$7,987.00	\$7,987.00	\$7,987.00	\$7,987.00	\$7,987.00	\$0.00	\$15,974.00	\$7,987.00	\$7,987.00	\$0.00	\$15,974.00	\$7,987.00
Landscapes Contract - Greenscapes	\$95,844.00	\$9,144.52	(\$2,355.48)	\$289.50	\$517.90	\$646.75	\$1,258.50	\$352.07	\$1,350.00	\$811.10	\$638.20	\$1,469.15	\$285.00	\$842.55	\$683.80
Irrigation Repairs - Greenscapes	\$11,500.00	\$0.00	(\$3,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Misc Maintenance - Greenscapes	\$3,000.00	\$0.00	(\$3,000.00)	\$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 Landscaping & Groundskeeping	\$140,244.00	\$129,445.31	(\$10,798.69)	\$10,178.62	\$10,438.62	\$10,627.12	\$11,694.69	\$10,329.89	\$3,629.58	\$22,612.29	\$10,702.35	\$10,655.39	\$1,133.79	\$17,459.52	\$9,983.45
Other Expenses															
Mulch	\$8,600.00	\$8,490.00	(\$110.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,490.00
Cleaning - JD Cleaning & Painting	\$8,250.00	\$8,860.00	\$1,210.00	\$8,860.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof		\$600.00	\$600.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Street Gutter		\$44.98	(\$255.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$44.98
Holiday Decoration	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Refund of Overpaid Assessments	\$17,150.00	\$17,994.98	\$844.98	\$9,460.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,534.98
Total Other Expenses:															
TOTAL EXPENSES	\$158,694.00	\$150,701.06	(\$7,992.94)	\$19,736.00	\$10,438.62	\$10,922.95	\$11,768.69	\$10,488.58	\$4,714.58	\$22,762.29	\$11,547.22	\$11,210.39	\$1,133.79	\$17,459.52	\$18,518.43
NET INCOME LESS EXPENSES	\$266.00	\$11,131.62	\$10,865.62	\$82,715.94	(\$3,289.48)	(\$6,347.78)	(\$2,393.13)	(\$5,724.29)	(\$19.18)	(\$17,038.40)	(\$7,084.92)	(\$6,757.94)	\$3,266.22	(\$12,082.36)	(\$14,113.06)

2024 DEVONSHIRE NORTH ASSOCIATION, INC.

BANK ACCOUNT TOTALS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SEACOAST BANK ACCOUNTS												
Checking Account - 0920												
Beginning Balance	\$5,705.75	\$8,658.35	\$9,219.73	\$9,296.75	\$8,528.06	\$9,039.48	\$27,256.19	\$14,497.61	\$13,950.39	\$13,740.00	\$23,606.21	\$17,728.93
Deposits & Other Credits	\$31,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$21,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
Checks & Other Debits	\$28,047.40	\$10,438.62	\$10,922.98	\$11,768.69	\$10,488.58	\$2,783.29	\$23,758.58	\$11,547.22	\$11,210.39	\$11,133.79	\$16,877.28	\$18,518.43
Ending Balance	\$8,658.35	\$9,219.73	\$9,296.75	\$8,528.06	\$9,039.48	\$27,256.19	\$14,497.61	\$13,950.39	\$13,740.00	\$23,606.21	\$17,728.93	\$10,210.50
Savings Money Market Account - 1083												
Beginning Balance	\$25,902.78	\$97,354.72	\$93,399.79	\$86,825.44	\$85,332.97	\$78,995.31	\$62,584.94	\$57,206.05	\$50,561.72	\$43,907.09	\$37,203.05	\$31,472.26
Deposits & Other Credits	\$102,950.69	\$7,045.07	\$4,425.65	\$9,507.53	\$4,662.34	\$4,589.63	\$5,621.11	\$4,355.67	\$4,345.37	\$4,295.96	\$5,269.21	\$4,300.46
Charges & Fees												
Checks & Other Debits	\$31,498.75	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$21,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
Ending Balance	\$97,354.72	\$93,399.79	\$86,825.44	\$85,332.97	\$78,995.31	\$62,584.94	\$57,206.05	\$50,561.72	\$43,907.09	\$37,203.05	\$31,472.26	\$24,772.72
Reserve CD - 6606												
Beginning Balance	\$25,063.43	\$25,063.43	\$25,167.50	\$25,765.26	\$25,370.17	\$25,472.12	\$25,577.89	\$25,680.67	\$25,787.30	\$25,894.38	\$25,998.43	\$26,106.38
Deposits & Other Credits	\$0.00	\$104.07	\$97.76	\$104.91	\$101.95	\$105.77	\$102.78	\$106.63	\$107.08	\$104.05	\$107.95	\$104.91
Charges & Fees												
Checks & Other Debits												
Ending Balance	\$25,063.43	\$25,167.50	\$25,265.26	\$25,370.17	\$25,472.12	\$25,577.89	\$25,680.67	\$25,787.30	\$25,894.38	\$25,998.43	\$26,106.38	\$26,211.29
Grand Total of All Accounts	\$131,076.50	\$127,787.02	\$121,387.45	\$119,231.20	\$113,506.91	\$115,419.02	\$97,384.33	\$90,299.41	\$83,541.47	\$86,807.69	\$75,307.57	\$61,194.51

2025 DEVONSHIRE NORTH ASSOCIATION, INC.

2024 Approved Budget

2024 Actual Budget

2025 Actual Budget

Ordinary Income/Expense

Income	\$198.75 /mo \$2,385.00 /yr	\$198.75 /mo \$2,385.00 /yr	\$198.75 /mo \$2,385.00 /yr
Annual Assessments	\$157,410.00	\$157,410.00	\$157,410.00
Interest	\$1,500.00	\$3,252.38	\$2,750.00
Uncategorized Income	\$50.00	\$1,170.30	\$50.00
2025 Income	\$158,960.00	\$161,832.68	\$160,210.00
2024 Carryover Income			\$11,000.00
Total Income			\$171,210.00
Expense			
Administrative			
Bad Debts/Unpaid Assessments	\$0.00	\$0.00	\$0.00
Fees	\$200.00	\$2,287.69	\$5,000.00 *
Income Tax	\$0.00	\$0.00	\$0.00
Insurance Expense	\$900.00	\$834.87	\$900.00 **
Office Supplies	\$100.00	\$72.21	\$100.00
Postage and Delivery	\$100.00	\$66.00	\$100.00
Total Administrative	\$1,300.00	\$3,260.77	\$6,100.00
Landscaping and Groundskeeping			
Electric	\$900.00	\$734.69 e	\$1,000.00
Water (Reclaimed) Gleneagles	\$14,500.00	\$18,508.02 e	\$15,000.00
Water (Reclaimed) Jasper	\$14,500.00	\$5,214.08 e	\$15,000.00
Landscape Contract	\$95,844.00	\$95,844.00	\$95,844.00 ***
Irrigation Repairs	\$11,500.00	\$9,144.52	\$10,000.00
Misc Maintenance Expense	\$3,000.00	\$0.00	\$4,000.00
Irrigation System Improvements	\$0.00	\$0.00	\$0.00
Total Landscaping and Groundskeeping	\$140,244.00	\$129,445.31	\$140,844.00
Other			
Mulch	\$8,600.00	\$8,490.00	\$10,000.00
Over 15' Palm Tree Trimming	\$0.00	\$0.00	\$0.00
Roof & Street Gutter Cleaning	\$8,250.00	\$9,460.00	\$10,000.00
Holiday Decorations	\$300.00	\$44.98	\$300.00
Refund of Overpaid Assessments	\$0.00	\$0.00	\$0.00
Total Other	\$17,150.00	\$17,994.98	\$20,300.00
Total Expense	\$158,694.00	\$150,701.06	\$167,244.00
Net Ordinary Income	\$266.00	\$11,131.62 e	\$3,966.00

Explanatory Notes:

- e Estimated
- * Fees - Bank and Legal
- ** Insurance - Increase Coverage
- *** Greenscapes

Irrigation repairs by month

Month	Amount	Comment
January		
A009829	\$176.50	lateral line
A009868	\$341.40	Inspection repairs
February		
A010008	\$331.55	Inspection repairs
A009931	\$551.25	1502/1523 Belfry
A009930	\$95.50	1560 Jasper
March		
A010009	\$293.95	Inspection repairs
A009991	\$350.00	1530 Belfry
A009985	\$111.00	1530 Belfry
A009957	\$172.00	1502 Belfry
April		
A010015	\$337.90	Inspection repairs
May		
A010081	\$415.00	1532 Jasper
A010118	\$75.00	1521 Jasper
A010135	\$355.25	Inspection repairs
June		
A010121	\$323.75	1534 Belfry
A010136	\$455.84	Inspection repairs
July		
A010213	\$285.00	Clock 2 faulty controller
A010184	\$353.20	Inspection repairs
August		
A010247	\$109.15	1520/1521/1525 Jasper
A010314	\$141.45	Inspection repairs
A010238	\$1,360.00	Clock 3 replacement was actually Clock 1
September		
A010288	\$111.00	Clock 2 Zone 21
A010315	\$398.10	Inspection repairs
October		
A010406	\$78.25	1564 Jasper
November		
A010412	\$455.30	Inspection repairs
December		
A010472	\$228.50	faulty valve on clock 2 zone 3
A010474	\$328.10	Inspection repairs
YTD	\$8,233.94	

City of Venice Reclaimed Water Bills

Service Period			comments
	R/C JASPER NE COR Green #1	R/C GLENEAGLES NO. SIDE	
12-22-23 - 01-23-24	1.68	1,870.31	Jasper Valve was not open
01-23-23 - 02-21-24	1.68	1,930.14	
02-21-24 - 03-27-24	1.68	2,385.96	
03-27-24 - 04-23-24	1.68	1,927.82	
04-23-24 - 05-23-24	529.41	1,688.88	Valve on Jasper opened during this period
05-23-24 - 06-26-24	2,868.54	2,897.56	I believe Greenscapes changed the clocks to run everyday
06-26-24 - 07-24-24	1,524.59	491.56	irrigation leaks could account for the increase on Jasper
07-24-24 - 08-27-24	950.35	187.92	
08-27-24 - 09-24-24	359.15	428.84	I'm hoping going forward this is the norm
09-24-24 - 10-25-24	4.90	577.34	This one has me wondering
10-25-24 - 11-27-24	1.77	1,250.22	Apparently Greenscapes left the valve closed on Jasper
11-27-24 -			
YTD Total	6,245.43	15,636.55	21881.98

Landscape Report

Lawns were mowed twice

Pruning took place once

Clock one which was replaced in August has not been working properly, Shaf is looking into having the unit replaced under warranty.

Total irrigation repairs were 8,233.34 for the year

Reclaimed water was 21,881.98 for the year 12/22/23 to 11/27/24

Communication Report

48 emails sent in December 438 for the year

55 emails received in December 548 for the year

Fall of 2024 we only had one driveway social

Spring of 2025 we have 9 scheduled and two open dates

January 8, 2025	open
January 22, 2025	Deter/Szabo/Hochstetter
February 5, 2025	Stofko/DiGiovanni
February 19, 2025	Shaskey/hamari/Farber
March 5, 2025	Wunderle/Cook/Zoz
March 19, 2025	Smolek/Lechmanik/Goldman/Calder
April 2, 2025	Frakes/Horvath/Coyle
April 16, 2025	Knudsen
April 30, 2025	Garner/Carlson
May 14, 2025	Howard/Johnson/Haynes

ANNUAL 2024 ACC REPORT FOR DEVONSHIRE NORTH

360 INSPECTION

February 19, 2024, Janet Wunderle and Martha Gekler along with Denise Crosky recording information did the inspection of all sixty-six homes in Devonshire North.

Twenty violations were recorded and each violation was handled with on site visits with the owners or emails and photos of arena with violation sent to absentee owners. All residents responded favorably and all violations were corrected, in a few cases with the help of neighboring owners.

Daylight lamp post inspection was done three times and the year and night inspections four times. All violations were corrected.

ROOF CLEANING

January 15th through the 19th sixty-three homes had their roofs cleaned, three owners declines the service due to roof problems. The Miami drains were also cleansed.

HOUSE PAINTING

In 2024 eleven homes were painted three residents opting to paint 2024, one year earlier than their due date.

VARIANCE REQUESTS

Sixty three variance requests were files, eighteen of which required city permits. All variance requests were approved.

Two changes in the WMOA ACC were implemented November which now required all vegetation to be Florida Friendly as detailed in the University of Florida Agricultural manual and all future inspections will be done from the road in front of the homes and common areas behind homes.

Janet M. Wunderle-Cook
Devonshire North ACC Chairman

Revised 1.4.2021

DEVONSHIRE NORTH ASSOCIATION, INC.

Lot#	Pointed	Due	Address	Permit issued	Lot#	Pointed	Due	Address	Permit issued
1	2019	2028	1504 Jasper Ct		44	2023	2032	1502 Belfry Dr	
2	2024	2033	1508 Jasper Ct		45	2020	2029	1503 Belfry Dr	
3	2019	2028	1512 Jasper Ct		43	2016	2025	1506 Belfry Dr	
66	2019	2028	1515 Jasper Ct		46	2019	2028	1507 Belfry Dr	
4	2020	2029	1516 Jasper Ct		42	2022	2031	1510 Belfry Dr	
5	2014	2023	1520 Jasper Ct		47	2020	2029	1513 Belfry Dr	
65	2024	2033	1521 Jasper Ct		41	2022	2031	1514 Belfry Dr	
6	2020	2029	1524 Jasper Ct		48	2016	2025	1517 Belfry Dr	
64	2019	2028	1525 Jasper Ct		40	2022	2031	1518 Belfry Dr	
7	2023	2033	1528 Jasper Ct		39	2023	2032	1522 Belfry Dr	
63	2021	2030	1529 Jasper Ct		49	2019	2028	1523 Belfry Dr	
8	2021	2030	1532 Jasper Ct		38	2017	2026	1526 Belfry Dr	
62	2016	2025	1533 Jasper Ct		50	2024	2033	1527 Belfry Dr	
9	2023	2032	1536 Jasper Ct		37	2017	2026	1530 Belfry Dr	
61	2022	2031	1537 Jasper Ct		51	2016	2025	1531 Belfry Dr	
10	2021	2030	1540 Jasper Ct		64	2023	2032	1534 Belfry Dr	
60	2022	2031	1541 Jasper Ct		52	2024	2033	1535 Belfry Dr	
11	2020	2029	1544 Jasper Ct		35	2023	2032	1538 Belfry Dr	
59	2013	2032	1545 Jasper Ct		53	2016	2025	1539 Belfry Dr	
12	2016	2025	1548 Jasper Ct		34	2024	2033	1542 Belfry Dr	
58	2024	2033	1549 Jasper Ct		54	2016	2025	1543 Belfry Dr	
13	2024	2033	1552 Jasper Ct		33	2023	2032	1546 Belfry Dr	
57	2016	2025	1553 Jasper Ct		32	2017	2026	1550 Belfry Dr	
14	2016	2025	1556 Jasper Ct		31	2017	2026	1554 Belfry Dr	
56	2023	2032	1557 Jasper Ct		30	2024	2033	1558 Belfry Dr	
15	2013	2032	1560 Jasper Ct		29	2022	2031	1562 Belfry Dr	
55	2016	2025	1561 Jasper Ct		28	2020	2029	1566 Belfry Dr.	
16	2016	2025	1564 Jasper Ct						
17	2016	2025	1568 Jasper Ct						
27	2022	2031	1571 Jasper Ct						
18	2019	2028	1572 Jasper Ct						
26	2024	2033	1575 Jasper Ct						
19	2016	2025	1576 Jasper Ct						
			Jasper Ct						
25	2021	2030	1579 Jasper Ct						
20	2024	2033	1580 Jasper Ct						
24	2016	2025	1583 Jasper Ct						
21	2016	2025	1584 Jasper Ct						
23	2016	2025	1587 Jasper Ct						
22	2019	2028	1588 Jasper Ct						

Exterior Painting Rules

Walls – Doors - Trim – Gutters – Soffits – Pool Cages

- All exterior painting of any surface, including the same color, requires approval of Waterford Master Owners Association, Inc. (WMOA) Architectural Control Committee (ACC).
- If home is in a Sub Association, all exterior painting, including the same color, requires approval of the Sub Association ACC prior to submitting request to WMOA ACC.
- Overall appearance of the home must be in keeping with the character of the Waterford community.
- Garage doors must be complementary to the home; acceptable colors include white, same color as the exterior walls, or other color approved by the ACC.
- Trim, gutters, soffits, and pool cages must be a complementary color to the walls.
- Front doors must be a complementary color to the overall appearance of the home and must be approved by the ACC (No LRV restrictions).
- All exterior surfaces must be maintained in neat appearance and repainted when necessary.
- Paint chips indicating LRV from the paint store must accompany all requests.

Definitions and Requirements

Light Reflectance Value: LRV is a measure of light that is reflected from a surface when illuminated by a light source (interior or exterior). LRVs are most commonly used by design professionals and color consultants, and are noted on paint chips and samples. The higher the number, the lighter the color; the lower the number the darker the color. Waterford uses LRVs to determine acceptable tones and colors for our community.

Earth Tones: At least 90 percent of the exterior must be painted with an LRV of 35 or above. Trim or accessory colors must be complementary with an LRV of 25 or above. Earth Tones are defined as various rich warm colors or color schemes that contain some brown, such as beige, tan, sage, gray, mustard, cocoa, taupe, wheat, etc.

Pastel Colors: At least 90 percent of the exterior must be painted with an LRV of 70 or above. Trim or accessory colors must be complementary with an LRV of 65 or above. Pastel is defined as pale and light in color. Examples include light yellow, green, pink, salmon, lavender, blue, or turquoise

Trim Exceptions: As exterior color palettes change, the ACC will consider an exception, outside of the stated requirements, provided the exception is in keeping with Waterford and is complementary to the overall appearance of walls, roofing, and trim including gutters, soffits, etc.

Reference:

WMOA Covenant Conditions and Restrictions, Article VII, Architectural Control, Section 1.

WMOA BOD Revised	2019 09 12
WMOA BOD Revised	2013 03 12
WMOA BOD Revised	2012 04 07
WMOA BOD Approved	2006 11 07

Devonshire North Association Inc.

DESIGNATED VOTER CERTIFICATE

(Required for Change or New Owner)

To: Secretary
Devonshire North Association, Inc.
1506 Jasper Court
Venice, FL 34292

KNOW ALL PERSONS PRESENT, that the undersigned is the record owner(s) of the lot (indicated below) in Devonshire North subdivision and hereby appoints and designates:

(Please Print Name of Owner or Spouse/Partner)

as the voting representative and is hereby authorized and empowered to act in the capacity herein set forth until such time as the undersigned otherwise modifies or revokes the authority set forth in this Designated Voter Certificate.

Dated this _____ day of _____, _____

Owner(s) _____

Address: _____

Lot # _____

Place this form in Envelope #2 along with Ballot Envelope #1

DEVONSHIRE NORTH ASSOCIATION, INC.

LIMITED PROXY FORM

Being unable to attend the Annual Meeting of Devonshire North Association Inc.,
I, the undersigned owner and designated voter of: Tract Lot # _____ of Devonshire
North Association, Inc. known as:

_____ hereby appoint
(print property address)

(Printed Name of Proxy Holder)

or

Gail Haynes, Secretary of the Board of Directors _____
(check)

as my proxy holder to attend the annual meeting of the members of Devonshire North Association, Inc. to be held Thursday, January 16, 2025 at 4:00 P.M. at the Waterford Sports Club. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with the power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS:

I authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting and for which a general power may be used. I understand that my proxy holder may not vote in my stead to elect directors to the Board. However, my proxy holder is empowered to deliver my sealed Official Ballot to the ballot box and deposit it for that purpose.

Date: _____

(Signature of Owner/Designated Voter)

(Printed Name of Owner/Designated Voter)

To Owner/Designated Voter:

PROXY IS REVOCABLE BY THE LOT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.)

DEVONSHIRE NORTH ASSOCIATION, INC.

Election of Directors, 3-Year Term

OFFICIAL BALLOT

Vote for no more than one (1) candidate by marking your choice with an x.

_____ Thomas Lechmanik

_____ Write-In Candidate: _____

TO CAST YOUR BALLOT: BY JANUARY 15 2025 at 4:00PM

1. Complete your OFFICIAL BALLOT and seal it in Envelope #1
2. Place Envelope #1 inside Envelope #2 and seal it.
3. Print your name and address, AND sign your name, on the outside of Envelope #2.

-
4. Deliver the Envelope to the BALLOT BOX at 1513 Belfry Drive. (or have your Proxy deliver it for you)

OR

Mail your ballot inside a third envelope to:

Devonshire North Association, Inc.
1506 Jasper Court
Venice, FL 34292

NOTE: If you mail your ballot, bear in mind it must be received by January 15, 2025.

**NOMINATION FOR POSITION AS DIRECTOR
ON THE BOARD OF DIRECTORS OF DEVONSHIRE NORTH ASSOCIATION, INC.**

If you are a homeowner in Devonshire North interested in serving as a Director on the Devonshire North Association, Inc. Board of Directors, please fill in the information requested below:

Name: Thomas (Tom) Lechmanik

Address: 1561 Jasper Ct, Venice FL 34292

Telephone: 610 496 4417 **Email:** Bosskato5256@gmail.com

 I reside full-time in Devonshire North. ☒ I reside part-time in Devonshire North.

Tell us about yourself, including your reason(s) for seeking election as a Director on the Devonshire North Board of Directors. (Note: Directors serve for a three (3) year term. Directors may be re-elected for successive terms.) You may attach a separate sheet to describe yourself and your interest in serving as a Director. PLEASE RETURN COMPLETED FORM TO THE DEVNO NOMINATING COMMITTEE, 1506 Belfry Dr., Venice, FL 34292

Nomination for Position as Director on the Board of Directors for Devonshire North Association

I am honored to be considered for the position of Director on the Board of Directors for the Devonshire North Association. With over 40 years of professional experience in excavation, landscape design, grading, and construction, I bring a depth of knowledge and practical expertise that aligns with the needs of our community.

Throughout my career, I have successfully managed large-scale projects, working closely with landscapers, designers, and engineers to ensure quality outcomes. This experience has instilled in me a strong commitment to high standards and efficient oversight, qualities I hope to bring to the association.

My motivation for joining the board stems from a desire to contribute to the ongoing success and sustainability of our community. I am particularly passionate about ensuring that the maintenance of our common grounds and other contracted work reflects the needs and expectations of all residents.

I am eager to apply my skills to support informed decision-making, foster collaboration, and uphold the values of our community. Thank you for considering my nomination, and I look forward to the opportunity to serve.

2025 Devonshire North Board Meetings and 2025/6 Annual Meetings

Date	Time	Location	Purpose
Jan 16, 2025	4:00 pm to 6:00pm	Sports Club	Annual Meeting and Board Meeting
Feb 20, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Mar 20, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Apr 17, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
May 15, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Jun 19, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Sep 18, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Oct 16, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Nov 20, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Dec 18, 2025	4:00 pm to 6:00pm	Sports Club	DevNo Board Meeting
Jan 15, 2026	4:00 pm to 6:00pm	Sports Club	Annual Meeting and Board Meeting

12/01/2024

Robert P. Knudsen
Dev No. Board

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – Jan. 16, 2025

Following Annual Meeting / Waterford Sports Club

AGENDA, can 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		Rob Zoz	Director
Todd Gilreath	Director			

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

AGENDA

- Call to Order
- Roll Call

Meeting Business

- Nominate and Vote for President of Board
- Assign Board Officers and Member Responsibilities.

Adjournment

- Next Meeting on February 20, 2025