

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – April 16, 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
 - Financials
 - Website
- Irrigation Upgrades
 - Mapping Irrigation System
 - Irrigation Valve Replacement/Refurbishment
 - Addition of Isolation Valves in Irrigation Loop
- Pest Management
 - Contract Requirements
 - Regulatory

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

- Flagpole lighting

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on May 21, 2026

Secretary's Report

Devno Board Meeting Minutes, March 19, 2026

Meeting called to order at 4:02 pm at the Waterford Sports Club by President Bob Knudsen. All board members were in attendance: Gail Haynes, Janet Wunderle-Cook, Fredi Goldman, Michael Horvath, Taylor Hackett and Tom Lechmanik.

Members present: Laura Zoz, Rob Zoz, Pam Harvey, Mila Shaskey, Janet Taft, Bob Altvater and Moni Dusablon.

New Business:

Mike Horvath reported on the progress of our new HOA software; answered questions as to options available and all agreed it is going well.

Mike reported that issues with the lighting at our flagpole are being addressed.

Reports:

Janet moved, seconded by Mike, that the secretary's report be accepted. All agreed. Janet moved, seconded by Tom that the current CD be renewed for another 3 months. All agreed. Gail moved and seconded by Fredi that the treasurer's report be accepted. All agreed. Tom updated the landscape report to include that he had used a new contractor, Twin Palm, to fix some valves. Price and work were very good and he may use them again. He is going to investigate the possibility of obtaining a zone map and valve map. Fredi moved, seconded by Janet, that the landscape report be accepted. All agreed. Janet reported on the ARC that 2 variances were filed. She urged members to be aware that the inspectors seem to be focusing on the cleanliness of the mailboxes and walks, driveways and curbs. Janet reported on the WMOA ARC meeting. The landscape lighting issue is still being discussed and rules updated. Currently WHITE lights may be placed along driveways, sidewalks and in landscape areas. Spotlights must be pointed down or away from the neighbor's home and probably motion activated. Still under discussion: decorative small lighting ie. Fairy lights. * If you have any suggestions send them to Janet by April 6 or attend the meeting on the 7th. Gail moved, Tom seconded that these reports be accepted. All agreed.

Old Business:

none.

President's Comments:

There were no comments from the president except to ask for items for next month's agenda.

Homeowner comments:

After a discussion on the return of armadillos, Tom will check with Greenscape to see what they can do to rid lawns of bugs that attract them.

Gail reminded everyone about the upcoming Social on the 28 th , 5:30 p.m. at the Waterford Sports Club.

The next board meeting is on April 16, 2026. Mike moved, seconded by Fredi that the meeting be adjourned. All agreed. The meeting adjourned at 5:15 p.m.

Respectfully submitted,

Gail Haynes
Secretary

Treasurer's Report

Devonshire North Cash Balance as of April 14, 2026

Seacoast Bank

Checking (0920)	\$ 15,611.90
Savings (1083)	\$ 143,004.25
Reserve (1846)	\$ 27,282.94
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Total	\$ 185,899.09

Notes:

All bills received on or before April 14 th , 2026 have been paid in full.

2025 taxes have been filed and paid. In 2025 we made \$3,220 in interest income for which we paid \$936 in taxes (30% tax rate after \$100 deduction).

YTD 3/31/26 Budget vs Actual Summary is on the following page. Some highlights:

- Actual software expense was \$1,069 vs budgeted \$1,200 (\$131 under budget).
- Actual water expense was \$5,238 vs budgeted \$5,400 (\$162 under budget).
- Actual electricity expense was \$353 vs budgeted \$246 (\$107 over budget).
- As of 3/31/26 we have used \$1,024 of the \$16,800 budgeted irrigation repairs for the year.

Taylor Hackett, Treasurer
Devonshire North Association, Inc.

Landscape Report

Landscape Report #3 – April 10, 2026

Mowing and edging – March 4 and 18

Pruning and weeding – March 2, 30 and 31

Fertilizing – March 2 and 3

Irrigation inspection – March 10

Irrigation invoices:

Twin Palm Landscape Care:

- 318/26 – 15689 – New Hunter valve at 1550 Belfry \$352.50

Greenscapes:

- 3/19/26/26 – A011306 – Labor only, timer reset \$100.00
- 3/24/26 – A011317 – Parts from irrigation inspection \$390.40
- 0/01/26 – JO – monthly maintenance \$7,987.00

Reclaimed water usage:

Gleneagles - Not available at time of report

Jasper - Not available at time of report

Included for discussion is a sample report from Radar Hawk Utility Locators. I contacted them to determine if they could help us locate the underground irrigation lines.

ARC-Report

Devonshire North ARC

- 1550 Belfry. Zoz, lamp post and lantern
- 1542 Belfry. Wunderle, landscaping around garage addition
- 1584 Jasper. Hohenwald. outdoor grill area around pool

Our semi-annual inspection was very good. Only 4 violations, most minor. The two ladies who inspected with me noted how nice our community looks.

Good Job Devno N.

WMOA Liaison Report

WMOA ARC REPORT OF APRIL 7, 2026

Homeowner Becky Phares attended, contesting the violations she received, three neighbors came with her. After hearing the attendees, the committee discussed her violations and concluded that the violations definitely are in violation of the CCR's, thus the violations stand. A letter will be sent with our decision, and options will be given to solve her violations. The vacant house in Ashley will be inspected by Barb Fager and if appropriate, violations will be sent to that owner.

The vacant lot on Kilruss was discussed and the 720 clearly states that the owner has 24 months after the lot has been cleared in which to sell or build. That deadline will be in 2027. The committee agreed to support the WMOA Board's position of allowing food coloring on the lot with regular mowing to maintain the visual appearance of the lot.

- There were 24 violations in March, 5 are still open
- 27 Variances, all were approved
- The committee approved 5 violations to be brought forward to the WMOA board for approval.

The committee agreed that the overgrown bamboo on Waterford Drive had to be cut at the expense of the owner. A notification will be mailed.

The April communication email blast will cover hurricane preparedness and protection

Old business, the Ornaments Specifications were approved and will be on the WMOA April 9th board agenda.

The landscape and flood lighting specifications were finalized; they will be retyped and approved at the May 5th ARC meeting.

WMOA BOARD MEETING, APRIL 9, 2026

Mike Marquette was appointed as Committee Chair for the Nominating Committee.

Discussion on WMOA Committee Standard Operating Procedures was discussed. Objections were raised as to the language, "any committee member or chair can be removed by the WMOA board for any reason." It was agreed to remove the "for any reason".

Approval was voted on to approve 60 thousand dollars from Reserve Account 3512 to replace 7 canal panels.

A review of the Killruss lot K99. Green food dye will be allowed and the owner will be notified of the standing 24 month requirement for building.

The board approved the 5 March ARC violations, all were approved to move forward

The board approved the revised ARC Ornaments Rule (for clarification, chairs and benches are allowed on patios but not pots) These rules are in Article 7 and 8 of the CCR's

Pam Shierberg reported on the current projects ongoing on WMOA common areas. All are pretty much on schedule.

Fran White reported that our taxes have been done and we have paid \$15,000.00 due

The board discussed the need to form a committee to review our Bylaw's now that the CCR's are updated. A committee will be formed.

Owner comments were primarily regarding the language of the committee statue, dismissal for any reason. One resident cited the need for no trespassing signs around our ponds due to alligators which some disregard.

Communications Report

COMMUNICATIONS REPORT MARCH 2026

- 10 Communications sent out
- 10 Communications received

Respectfully submitted,

Fredi Goldman, Communications Director