

Board of Directors Meeting – December 18, 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

- Planting New Tree on Common Area
- Presentation on HOA Software
- Roof Cleaning
- Items for Dec 30 Meeting – Annual Meeting Package

Reports

- Secretary's Report: Gail Haynes
- Treasurer's Report: Anthony DiGiovanni
- Landscape Report: Tom Lechmanik
- ARC-Report: Janet Wunderle Cook
- WMOA Liaison Report: Janet Wunderle Cook
- Communications Report: Todd Gilreath

Old Business

- DevNo Board Nominations (3 Board Members)

Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on December 30, 2025 (Annual Meeting Package Mailing)
- Annual Members Meeting on January 15, 2026

REPORTS

Secretary's Report

Devonshire North Board Meeting 11/20/2026

Residents in attendance: Tom and Jan Taft, Jackie Henry, Dan and Janis Hamair, Joy Kennedy, Monoi Dusablon, Bob Altvator, Roseann Carlson, Denise Croskey, Melissa and Ed Stofko

Board Roll call: Gail Hayner, absent. Mike Horvath called in, all others present

New Business

- Discussion and approval of the 2026 budget
- Bob Knudsen proposed the 2026 budget highlighting a few changes:
- Law Office fees were increased to \$7,000 due to the upcoming review of our CCR's
- Office Supplies and Software increased \$1,238.75 Due to CCR changes and possible purchase of a software program
- Under Landscape, Irrigation water reduced by \$1,000 on Jasper, Irrigation repairs reduced \$1 000.
- Roof Cleaning increased \$1,000 in anticipation of new three-year contract.
- The Net 2026 Budget was Approved, Annual HOA Fee of \$2,385. no change from the previous year was Approved.

Mike Horvath is reviewing software programs to assist with the financial aspect of our Treasurer's duties. Anticipated costs range from \$80.00 to \$120.00 per month. Mike will give a presentation at the December board meeting.

New Tree on Common Area: Mike Horvath will work with Barb Calder to select the best tree to be planted at no cost to homeowners. Thank you, Mike, and Barb, details at the December meeting.

Tom reported that Mulch will be applied November 21st and 22nd

Jan reported that Roof Cleaning and Miami Drains will begin January 5, 2026 at a cost of \$145 per roof. WMOA has budgeted to clean the Miami Drains in November of 2026.

Reports

- Secretary's Report, Motion made to accept by Todd, seconded by Jan, Approved
- Treasurer's Report: A discussion on the CD as related to the reserve account needs to be reviewed to determine the next contract/amount of renewal in December. Motion made by Jan to approve, Tom seconded. Approved
- Landscape: Tom thanked Rob Zoz for his help over the summer. Irrigation usage is still an issue with usage differences between Gleneagles and Jasper. A discussion on replacing/repairing the main lines and Bob suggested an increase of \$10,000 in the budget to fund possible work. Tom indicated that in his research he found the life expectancy of systems if about 30 years, our current age. The Board will look at our CCR's to determine the proper way to fund our reserves for this multi-year project. Professionals should be consulted on how to best approach the improvements. Tom

agreed to contact qualified individuals. Motion made by Todd to approve, Anthony seconded, Approved

- WMOA ARC Committee Jan reviewed the few violations in Devonshire North on the annual inspection, most of which have been corrected. The topic of invasive Iguanas in the Waterford complex. One on Liz court has been identified. Owners were encouraged to read the report in the board packet to learn how to identify, capture and dispose of these critters. A review of paving vs sealcoating roads was presented. The voting results were given, the CCR language changes were approved, however all four rule changes were not. The WMOA attorney will correct the language of the CCR's, return to the board for signatures and then record with the courts. After that, the new revised document will be provided to the homeowners. The Multipurpose Area might be completed hopefully, by Christmas. Soft and hard landscape, root barriers and signage need to be completed. Dick Hale reported on the changes and upgrades at the Sarasota Venice Hospital. Additional Radiology equipment, beds and Rehab facilities are in progress.
- Devonshire North ARC Report: Jan indicated that eight variances were submitted, all Approved. Todd motioned to approve, Anthony seconded, Approved.
- Communications: Todd summarized the monthly communications. Jan motioned to approve, Anthony seconded Approved

Old Business

Three board positions expire this year. Anthony and Todd have indicated that they will not be running again. One potential nominee has been identified and needs to complete the nomination form. Jan will run again if no other individual is interested.

Next meeting will be
December 18, 2025

Meeting adjourned

Treasurer Report

December 18, 2025

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before December 18,2025 and is considered part of the Report.

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

Checking (0920)	\$9,126.53
Savings (1083)	\$44,693.15
Reserve (1846)	\$26,983.61
Total	\$80,803.29

Notes:

- 1) All utility expense bills received on or before November 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.

**2025 DEVONSHIRE NORTH ASSOCIATION, INC.
INCOME & EXPENSES**

	BUDGET	TOTAL INCOME / EXPENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Monthly Income														
Annual Assessment Payments	\$157,410.00	\$157,485.00	\$115,472.50	\$13,192.50	\$7,205.00	\$11,950.00	\$9,565.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Income	\$2,750.00	\$3,107.99	\$229.86	\$281.60	\$391.12	\$365.97	\$336.91	\$331.63	\$293.91	\$275.00	\$166.74	\$126.55	\$148.80	
Unallocated Income	\$50.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6500000	\$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	\$0.00	\$0.00
2024 Carryover Income														
TOTAL INCOME	\$171,210.00	\$171,717.99	\$115,902.36	\$13,474.10	\$7,596.12	\$12,315.97	\$9,901.91	\$311.63	\$318.61	\$275.00	\$246.74	\$226.55	\$148.80	
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
Bad Debts / Unpaid Assessments														
Fees	\$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
Bank	\$5,000.00	\$1,135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Law Offices	\$0.00	\$1,489.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Income Tax														
2024						\$394.00								
2025						\$495.00								
Insurance Expense	\$900.00	\$944.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$944.26	\$0.00	\$0.00	\$0.00	\$0.00
Office Supplies	\$100.00	\$61.25	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage & Delivery	\$100.00	\$442.77	\$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 Administrative	\$6,100.00	\$4,071.26	\$442.77	\$0.00	\$0.00	\$1,550.25	\$0.00	\$0.00	\$0.00	\$944.26	\$0.00	\$0.00	\$0.00	\$0.00
Landscaping & Groundskeeping														
Electric	\$500.00	\$334.42	\$30.63	\$30.58	\$30.52	\$30.47	\$30.42	\$30.39	\$30.34	\$30.31	\$30.28	\$30.25	\$30.23	\$30.23
PPV Electric - Jasper Court	\$500.00	\$225.56	\$29.95	\$30.06	\$29.95	\$29.95	\$29.94	\$29.93	\$29.95	\$29.95	\$29.93	\$29.95	\$29.95	\$29.95
Reclaimed Water - Jasper Court	\$15,000.00	\$4,814.77	\$218.66	\$248.16	\$228.24	\$850.51	\$798.24	\$692.76	\$428.23	\$555.69	\$418.80	\$94.82	\$204.61	\$204.61
Reclaimed Water - Glenisles	\$15,000.00	\$13,471.35	\$1,000.10	\$1,474.85	\$1,471.33	\$1,578.44	\$1,506.56	\$1,208.17	\$427.43	\$1,176.55	\$963.26	\$934.11	\$1,765.35	\$1,765.35
Landscape Contract - Greenscapes	\$95,644.00	\$87,867.00	\$7,967.00	\$7,967.00	\$7,967.00	\$7,967.00	\$7,967.00	\$0.00	\$23,961.00	\$7,967.00	\$7,967.00	\$7,967.00	\$7,967.00	\$7,967.00
Irrigation Repairs - Greenscapes	\$10,000.00	\$12,383.30	\$456.60	\$0.00	\$3,130.65	\$778.25	\$967.20	\$387.20	\$1,395.20	\$1,378.15	\$1,378.45	\$150.00	\$968.10	\$968.10
Misc Maintenance - Greenscapes	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Landscaping & Groundskeeping	\$140,844.00	\$119,699.20	\$9,852.94	\$9,870.65	\$12,277.54	\$11,254.62	\$13,272.37	\$2,418.97	\$26,717.35	\$11,157.65	\$11,664.74	\$9,626.13	\$10,886.24	\$10,886.24
Other Expenses														
Mulch	\$10,000.00	\$8,240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,240.00	\$8,240.00
Over 15' Palm Tree 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	\$0.00	\$0.00
Cleaning - ID Cleaning & Painting	\$0.00	\$9,135.00	\$9,135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof	\$9,400.00	\$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	\$600.00	\$135.75	\$135.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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
Refund of Overpaid Assessments	\$0.00	\$18,106.75	\$18,106.75	\$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	\$18,106.75	\$18,106.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENSES	\$187,244.00	\$141,785.23	\$30,000.71	\$11,005.65	\$12,277.54	\$12,784.87	\$13,272.37	\$2,418.97	\$26,717.35	\$12,101.91	\$11,664.74	\$9,626.13	\$10,356.59	\$10,356.59
NET INCOME LESS EXPENSES	\$15,966.00	\$30,437.76	\$95,871.65	\$2,468.45	\$5,318.42	\$5,031.10	\$6,629.54	\$5,487.94	\$5,981.04	\$5,855.09	\$5,999.99	\$5,999.99	\$5,999.99	\$5,999.99

Landscape Report

December 14, 2025

Services

- Mowing and edging – November 5 and 19
- Pruning and weeding – November 3 and 4
- Irrigation inspection – November 11
- Fertilization of lawns, shrubs and palms – November 3 and 4

Invoices

Date	Invoice #	Description	Amount
10/10/25	A011091	Irrigation - miscellaneous parts needed after inspection	\$321.50
12/1/25		Greenscapes monthly maintenance	\$7,987.00

Reclaimed water usage

Meter	Gallons	Amount
Gleneagles	742,165	\$1,570.36
Jasper	88,086	\$138.34
Total	830,251	\$1,708.70

Mulch

- Edgewood Nursery delivered 3200 bags of mulch on November 21 and 22. Mulch installation started 11/24/25. An additional 525 bags of mulch were ordered, delivered the first week of December and spread later that week.

Devonshire North ARC Report

Variances for December:

Address	Owner	Description
1536 Jasper	Szabo	painting
1524 Jasper	Reidy	dumpster

Note: when applying for a dumpster, you will need to renew the variance every 14 days if it has not been removed. This also applies to a Porto John.

All 2025 house paintings have now been completed. The schedule for 2026 will be in the annual packet.

WMOA ARC Report

No official meeting was held as there was not a quorum. There were however several matters discussed.

All hurricane shutters are to be removed that are visible from the road or golf path. Subdivision representatives are asked to provide a list of those not in compliance to the office. (I will just notify our people, if any).

All "ARC rules" that are covered in the new CCR's will be removed from the rule list. An index is being designed indicating where various items such as painting standards, can be found in the new CCR documents. It is hoped that it will make it easier for residents to find answers. The ARC committee is looking for additional members, please consider volunteering for this committee.

Next meeting January 6, 2026 10 A.M. at the Sports Center

WMOA BOARD OF DIRECTORS MEETING

A motion was approved to move forward 5 violations to the hearing panel which will meet in January. If these are resolved prior to the meeting, they will be removed, if not a hundred dollar a day fine will commence as of that date. (There is one in our community, I have spoken with the owner, and they will address the issue this week.)

The Multiuse Courts will open 12/11/2025 at eight a.m. Rules are posted in the tennis court area. An email blast will be sent out this week with all procedures and rules. There are still several items remaining to be completed including wrapping the basketball post to protect individuals who may come in contact with it while playing their sport. They are looking into benches to be placed outside the courts for individual's belongings. These would be heavy permanent benches, and the cost is approximately \$700 each. They are looking for those interested in donating one in a memorial to come forward.

Telescoping poles are on hold as they cost \$2,500 per set and they question if they are really needed.

The hedges to help with sound are still not installed. They have been approved but Juniper has not provided a date for installation.

The board is still reviewing moving the benches along Capri to the opposite side of the road. If the same benches are moved, there would be a cost of approximately \$1,000 per bench to lay the cement foundation to which the benches are attached. Joe McDonald is to come up with alternatives.

The current phone system charge per month is \$1,000. The IT tech is presenting an alternative to the board to reduce the costs.

Richard Ahlfeld presented his idea for "All about Waterford". Each board member and committee chairs would host a seminar on their designated responsibility to inform residents of what is involved and also to encourage individuals to volunteer for various committees. Ideas such as a demonstration by Joe McDonald on electricity, know the difference between red, black and white wires and how to connect properly was an example. These "gatherings" will begin in February 2026. Watch for a notice in The Watch and in email blasts.

Project status for items remaining in 2025 and those for 2026 were reviewed and all were favorable.

Communication Report

- 17 emails sent
- 16 emails received
- Content included:
 - 2026 dues and budget
 - mulch delivery
 - cocktail socials
 - Welcome social