

DEVONSHIRE NORTH ASSOCIATION INC.

Board of Directors Meeting – Apr. 17, 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 Wunderle 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

- Fog line Reflectors on Belfry Drive
- Water Leak 1557 Jasper Court

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

President's Comments

Homeowners Questions & Comments

Adjournment

- Next Meeting on May 15, 2025

REPORTS

Secretary's Report

DEVNO Board Meeting Minutes - March 20, 2025

Meeting was called to order by President Bob Knudsen at 4:00 p.m.

Board members present: Bob Knudsen, Michael Horvath, Gail Haynes, Anthony DiGiovanni, Janet Wunderlie cook, Tom Lechmanik. Todd Gilbreath was excused.

Residents present were: Stephen Deter, Tom Taft, Jan Taft, Moni Dusablon, Pete Szabo, Bob Altvater, Joy Kennedy, Rob Zoz, Laura Zoz, and Jackie Henry.

New Business:

Because of the recent changes in law, Waterford is in the process of updating the bylaws and CCR and Bob Knudsen suggested that it would behoove us to do so as well. A committee will begin in the fall, and Janet, Todd, Rob, Bob, Mike and Jackie have volunteered to work on this committee.

DEVNO and all the HOA's of Waterford received a letter reminding associations that only ST Augustine grass is acceptable.

But at the WOMA landscaping meeting on March 6th, it was noted by Juniper that this is nearly impossible to maintain in golf communities. It was suggested that our WOMA CCR's be amended to include native grasses. Janet suggested that we wait until this issue is decided before replacing grass in DEVNO.

There have been some issues with the Northeast Valve and water leaks. After some discussion on the various options, it was decided to table the action until costs and advantages could be checked.

Reports:

The secretary's report included in the meeting packet was moved by Janet and seconded by Bob to be accepted. All agreed.

The treasurer's report, plus explanation of what is currently happening with our CD was presented and a motion to accept was made by Gail, seconded by Mike was approved.

The landscape report was included in the packet. Tom will follow up on the problem caused by the new street paving to see if Joe MacDonald had any information.

The issue of responsibility for moving the irrigation to accommodate a generator on Jasper Ct will be resolved by the homeowner working with Greenscape at his expense.

Jackie mentioned the missing reflectors on Belfry Dr and Bob Altvater will check on replacing.

Mike moved and Janet seconded the report to be accepted. All agreed.

Janet added to the attached WOMA ACC report, that GLASS panels must be used in the lanterns because the plastic ones give off a yellowish glow that WOMA finds unacceptable.

The new pickleball courts are expected to be started on April 7th.

Tom moved and Mike seconded the report to be accepted. All agreed.

The communications report attached to the meeting packet. Discussion agreed that the weekly updates are helpful. Janet moved and Bob seconded to accept the Communication report; unanimously approved.

Old business:

The treasurer will send out a reminder that the second payment of yearly assessment is due on May 1, 2025. It will also state that this was only a one-time biannual payment; it will be yearly going forward.

Work on the swale behind Jasper will begin this summer.

Several comments on the street paving indicated the presence of grass growing in the pavement and the edges of the street were crumbling.

Homeowner concerns:

Steve Deter expressed concerns that the recent rains had shown that the drains (which worked well when cleared) were not being maintained and cleared, resulting in water overflowing the ground. Mike will speak with Joe MacDonald.

Our next meeting will be April 17, 2025. Gail moved, Mike seconded that the meeting adjourn. All agreed. Meeting adjourned at 5:15 p.m.

Treasurer's Report

The following is a brief summary of the Financial Report package sent to the Board of Directors on or before April 17, 2025 and is considered part of the Report.

Devonshire North cash on hand as of March 31, 2025

Seacoast Bank

Checking (0920)	\$9,367.86
Savings (1083)	\$118,640.42
Reserve (6606/1846)	\$26,291.03
Total	\$154,299.31

Notes:

- 1) The DEVNO monthly assessment payments are current and in good standing through March 31, 2025.
- 2) All utilities and landscape expense bills received on or before March 31, 2025 have been paid in full.
- 3) As of March 29, 2025 all DEVNO Association members have paid either their annual dues (49) or biannual dues (17). We are in the process of receiving the outstanding biannual dues.
- 4) Our income and expenses are in line with the 2025 budget.

SEACOAST BANK ACCOUNTS

[illegible]

[illegible]

Landscape Report

Mowing and edging – March 5 and 19
Fertilize and weed killer – March 3 and 4
Pruning and weeding – March 4 and 5
Irrigation inspection – March 11 – 13

Irrigation invoices:

3/7/25

- A010575 – Clock #2 – labor and material - \$1893.00

3/17/25

- A010591 – Clock #3, zone 23 broken lateral - \$144.75
- A010592 – parts replaced from 2/13 inspection - \$259.70
- A010593 – parts replaced from 3/12-13 inspection - \$373.80

Reclaimed water usage:

- Gleneagles – 417,955 gallons - \$830.51
- Jasper – 768,163 gallons - \$1578.44
- Total \$2408.95

Discussion – current water leak is 84 gallons/hour

ACC-Report

DEVONSHIRE NORTH APRIL ACC REPORT

The following owners have filed variances for the month of April:

1583 Jasper Circle, painting, Bob Altwater
1564 Jasper Court, painting, Bruce and Toni Link
1564 Jasper Court, repair and replace roof tiles, Bruce and Toni Link
1587 Jasper Circle, painting, Joy Kennedy
1542 Belfry Drive, replace rear window, Janet Wunderle-Cook
1543 Belfry Drive, replace shrubs, Carla Jones
1543 Belfry Drive, painting, Carla Jones
1550 Belfry Drive, additionally palms, Rob and Laura Zoz

As of April, 12 of the 19 homes that are to be painted in 2025 have filed for a variance for the project. Those who have not done so are reminded that most painters do not contract outside

jobs during the months of July through September and then, the hurricane occurrences that can affect October so please keep that in mind.

An email was sent to all Devonshire North owners who live on one of our lakes. A meeting is being held by the Storm Water Management committee on April 23 rd. at 7 p.m. at the Sports Center to review the design of the system and address any concerns of the residents. In addition, each resident should have a Waterford Storm Water Management System booklet for your reference. If you did not receive one, copies are available in the WMOA office.

WMOA Liaison Report

WMOA BOARD MEETING APRIL 10,2025

All members of the board were present

The agendas, both, Meeting and Consent were approved. Fran White was approved as Chairman of the nominating Committee for 2025/2026. Appointment of Adam Greenawalt to the WMOA ACC, approved

There was an adjustment of \$1,000 for a delinquent account regarding Berkshire Circle that was approved.

Pam Schierberg noted that there is a need for additional members for the WMOA ACC committee and interested individuals should contact either Kathy Scott, Chairperson of the committee or herself.

A review of the Smart Web was given by Barb Fager. She indicated that violation letters were now being processed faster and the photo that accompanied the letters helped show owners the exact area of concern. She also indicated that it was a time saving tool.

Fran White gave an update on the CCR's indicating that the committee is almost finished, and then those last items would be sent to our attorney for review, hopefully to be completed by summer's end and then meetings will be scheduled for residents' questions prior to the vote.

2024 Hurricane report was given by Pam Van Schoyck who indicated that Islands 1 and 2, the east entrance wall, Brenner triangle, Colony Place, Ashley and Wesley entrances and areas along Edmonson and Pinebrook have all been remediated from the hurricane. A few areas are still under observation. \$108,164.00 has been paid with \$55,000 still remaining for hurricane clean up.

Irrigation expenses were explained noting that the repair of the waterline breakage at Waterford and Capri that was five feet under the road cost \$1,400 to repair.

Joe McDonald reported that sidewalks will be evaluated for trip hazards as several incidences have been reported. Walks are inspected in the fall and again in either April or May. There will also be a Storm Water Management open meeting on April 23, 2025 at 7 p.m. at the Sports Center for all residents to review storm water concerns for the upcoming hurricane season.

Each board member has been assigned a WMOA email and owners are to contact respective members with their concerns using those emails vs personal emails. Those will be published in the upcoming Waterford Watch.

There were no owner comments, and the meeting was adjourned. Next meeting will be May 8, 2025

WOMA ACC MEETING APRIL 1,2025

Absent : Mario Pacella, Adam Greenwalt

Managers Report:

- ACC Variances processed: 53
- Approved: 45
- Denied: 0
- Still pending approval: 7
- Withdrawn: 1

ACC Violations

- Processed: 61
- Open: 15
- Cured: 13
- Work in progress: 1

In addition, there are still 39 still open from the previous month, 30 closed and 9 that are scheduled for a hearing in May. No fines have been levied thus far.

A report on Smart Wed was given and corrections to the process were discussed. This tool will save time in processing violations. Each violation will now have a photo accompanying the letter with the stated violation.

Articles for the Waterford Watch were reviewed for both March and April. Those are hurricane shutters and concrete/driveways and sidewalks.

It was reported that three trees were removed for the multicourt installation. No variance was filed.

A report was given on the grass discussion at the landscape meeting. The agreement was to have Gail Fazzalano submit a change to the WMOA CCR's to add other types of grass and not all 100% St. Augustine as Juniper indicated that the Bermuda grass could not be killed, and the golf course will continue to "seed" our areas.

A discussion on recruiting members to the WMOA ACC as we have lost five (5) members this season. We will ask that this be addressed at each WMOA board meeting as well as the remaining members of the WMOA ACC are encouraged to recruit within their areas. An individual would need to designate no more than five hours a month excluding June and July.

Pam Schierberg noted that the lot on Kilruss was not on the market for \$200,000. The home has been removed however there are no rules in the CCR's as to what is to be done with the parcel of land. It was agreed that grass should be planted to encourage a quick sale but Pam stated she did not know who should plant the grass, lot owner or WMOA. Barb indicated that she had been informed that they were going to spray grass. That would not meet the current rule for St Augustine grass.

Next meeting, May 6,2025

Communications Report

- Email sent - 9
- Email received -13
- Weekly messages included in the sent indicated above