

Villages of Devonshire
Board of Directors Meeting Minutes
Monday September 25, 2017 6:30 PM
Location: Arbor Greene Community Center

1. **Call to Order:** Kathleen Nidasio called the Board meeting to order at 6:30 PM.
 - a. **Board Members Present:** William Alvarez, Jr., Robin Chagares, Judith Dellow, Kathleen Nidasio, Stuart Marofsky and Robert Mueller.
 - b. **Reading and approval of last meeting minutes:** Motion by Stuart Marofsky to approve minutes of the June 6, 2017 Board meeting, seconded by Judith Dellow. Minutes unanimously approved by the Board.
2. **Manager's Report**
 - a. Delinquent Accounts: William Alvarez, Jr. stated that there were six delinquencies to report at this time (10223 sent to attorney to lien, 10224 (statement mailed to owner), 10232 (Foreclosure complaint filed), 10235, 10240, 10246 (Statement mailed to owner).
 - b. Treasurer's Report: William Alvarez, Jr. reported that the Association has total current assets of \$698,919.40 with \$47,176.44 in the operating account, with \$651,742.96 in the reserve account, and with assets for CD's totaling \$477,392.90. A motion made by Stuart Marofsky to approve Treasurers Report, seconded by Robert Mueller. Unanimously approved by the Board.
3. **Old Business:**
 - a. Painting Update: Painting will begin in early January 2018. Date to be announced October/November.
 - i. Prism is drafting a new contract reflecting the 2017 discounts.
 - ii. Kate will speak to Scott (owner) re: his recommendations on painting doors/garage doors. Scott to be asked: recommendation on how to handle rust spots on garage doors; if he used acrylic or oil when he last painted the window gates. Oil is favored.
 - iii. Residents will need to specify if they want their doors painted (and what color), as well as their garage doors and inside Lanai walls. Anyone wanting their door color changed will need to go to Porter Paints on Dale Mabry and pick out 1 of the 4 approved colors. Linda Lewis will get a list of the 4 paint colors from Arbor Greene.
 - iv. Garage and porch light re painting is the owner's responsibility. DRB would need to approve any new light fixtures.
 - v. Concern voiced over Prism not covering screen lanai doors. Suggestion made /agreed upon to add to work to be performed #3, sliding glass/screen Lanai Doors.
 - vi. Owners must cover their own ceiling fans.
 - vii. If we do not receive updated contract by October, Wil asked to contact Prism.
 - viii. Will asked to clarify if price of door color change is per door or per residence. Some residents (12 homes) have 2 doors.

Painting Contract was approved with the above changes.

4. New Business:

- a. Motion presented to transfer \$20,000 carryover from last year:
In the beginning of 2017, we failed to allocate a surplus from previous year. A motion was made by Stuart Marofsky to approve the transfer surplus (\$20,000) to the Roof Reserve, seconded by Robin Chagares. Unanimously approved by the Board.
- b. Driveway Pressure Cleaning- All residents will be notified after the October walk through that they need to clean driveways/sidewalks.
- c. Welcome Committee:
The Fall Community Get Together (Owners & Renters) will be Sat Oct 7th in the Community Room's at 6:30 – Robin Chagares volunteered to help Cheryl Anderson. Participants should bring a dish to share and personal beverage. Donation basket will be there for residents to donate towards paper good expenses etc. Devonshire Sign will be posted.
- d. Parking Committee- No infractions.
- e. DRB Committee
 - i. DRB applications- Awaiting 10204 to submit application for exclusion for truck to be parked in driveway. Application submitted for installation of Gutters 10214 & 10216.
 - ii. Tree trimming completed- perfect timing before the hurricane.
 - iii. Sod Project- delayed until Sept. DRB Committee needs to do committee walkthrough and readdress the need.
 - iv. Irma damage- Split tree behind 10280 cleaned up today & behind 10234 tree is leaning. Dean will try top stake it up and save it.
Dean did an excellent job cleaning up the neighborhood, the Tuesday after the hurricane.
- f. Discussion & Approval of 2018 Proposed Budget
Budget is following closely historically to what our expenditures have been. Forecasting a \$6,000 surplus for this year, which we will be using to balance the budget for next year (will be a revenue item). Landscaping and general reserve are high enough. Maintenance fees will go from \$168.00 to \$178.00 a month. This reflects a 6% annual increase that will occur through 2025. Increases will help cover the Roof Replacement needed for 2030. Of note: If your roof is damaged during a hurricane, owner's Homeowners Policy covers the damage, not the HOA. A motion was made by Stuart Marofsky to approve the 2018 Proposed Budget, seconded by Robin Chagares. Unanimously approved by the Board.

5. Adjournment:

There being no further business, a motion to adjourn was made by Stuart Marofsky seconded by Kathleen Nidasio. The meeting was adjourned at 7:50 PM.