

Villages of Devonshire
Board of Directors Meeting Minutes
March 29th, 2022

- **Call to Order:** Robert Mueller called the Board meeting to order at 6:03 PM.
 - Board Members Present: John Barr, Robin Chagares, Kathleen Nidasio, Robert Mueller. Cory Mallory represented Unique Property Management. Robert Mueller moved to accept the quorum, seconded by Kathleen Nidasio. Not present- Linda Churchill
- **Election of Officers:**
- Robert Mueller nominated for President by Robin Chagares seconded by Kathleen Nidasio. Unanimously approved.
- John Barr nominated for Vice President by Kathleen Nidasio, seconded by Robert Mueller. Unanimously approved.
- Robin Chagares nominated for Secretary by John Barr, seconded by Robert Mueller. Unanimously approved.
- Linda Churchill nominated for Treasurer by Robin Chagares, seconded by Kathleen Nidasio. Unanimously approved.
- Kathleen Nidasio nominated for Member at Large by Robin Chagares, seconded by John Barr. Unanimously approved.
- **Reading and Disposal of Unapproved Minutes:**
- Approval of Dec 14th, 2021 meeting approved. Robert Mueller made a motion to accept the minutes, seconded by Kathleen Nidasio. Unanimously approved.
- **Manager's Report:**
 - Treasurer's Report: Cory Mallory reported that as of February 28th, 2022, the Association's Operating Account has \$67,024.63, the Reserve Account has \$138,964.58, the assets for the 6 CD's total \$699,600.05. Total current assets are \$838,564.63. Robert Mueller moved to accept the treasurer's report, seconded by Kathleen Nidasio. Unanimously approved.
 - Delinquent Accounts: Cory Mallory reported two residents who owe for March. There are three residents that are carrying balances, not equaling a full month. Total delinquencies is \$907.00. Late fees have been charged and everyone was notified. The attorney will be notified of one who is making partial monthly payments. Monitoring will continue.
- **Report of Officers:**
 - DRB Committee-
 - 5 DRB applications were reviewed and approved.
 - 10254 replacement of 5 non- impact windows & 1 Lanai Door non-impact glass Approved 3/9/22. Cory & homeowner notified
 - 10229 Remove bushes and install white lattice around air conditioner compressor. Approved 3/9/22. Cory & homeowner notified.
 - 10209 Request to put a pod in driveway for 3 days in April. Approved 3/9/22. Cory & homeowner notified
 - 10216 Request to Install 2 panel white lattice screen around air conditioner compressor. Bush covers open area Approved 3/9/22. Cory & homeowner notified
 - 10218- Request to replace front entryway pavers with tile. Approved 3/28/22. Cory & homeowner notified.

- On March 25th there was a DRB walkaround with the landscaper and his supervisor. Dead plants were identified, as well as those that were shocked by the cold/roof washing but show signs of regrowth. Landscaper will submit a bid for plant replacement. The board will review and approve which items are to be replaced. Landscaper will trim back selected plants/bushes in order to stimulate growth. New growth is seen coming back in many bushes and needs to be given a chance to grow in. The DRB Committee will conduct future walkarounds to assess regrowth.
- At the DRB Committee meeting on 3/9/22 it was recommended to add White Lattice Utility Screen to DRB Approved Guidelines- Picture and wording attached. Robert Mueller moved to add White Lattice Utility Screen to DRB Guidelines, seconded by John Barr. Unanimously approved.
- **Unfinished Business:** None
- **New Business:**
 - Homeowner considering putting a hot tub on their lanai. Covenants (Devonshire & Arbor Greene) has no stipulations. Board discussion followed. Considerations: is the lanai extended, neighbor privacy, will a choline or bromide filling be offensive to a neighbor, additional rebar needed to support weight of hot tub, detail draining process, location of hot tub, can't be visible from the street, electrical to accommodate it. Board would need to see permit and diagrams. Cory to forward questions to homeowner.
 - Gate Codes- Robert Mueller got the names of people who have active codes for the front gate. We want to keep it only to residents who live here. Many are names who don't live here and some that aren't recognized at all. We can delete the codes of people who have moved out. New people set their own codes. Old homeowner's need to contact Arbor Greene and get their codes deleted and hand in their gate remote. Cory will give Rob a list of the renters in the community and copies of the leases. There are four currently. This will be an ongoing process.
 - Reserve Study. Cory Mallory recommended a company we could hire to determine if we are realistically managing our reserves to meet our future needs. Their fee is \$2,500.00. Their report would take 45 days. The General Expense Line could pay for \$2,000 and the legal & professional budget could pay for \$500.00. Robert Mueller moved to hire this company, seconded by John Barr. Unanimously approved.
 - Mr. Biller from Biller Reinhart Engineering – Mr. Biller will prepare a proposal for the board to review and vote on. The proposal will include an assessment of our roof structures, materials needed to replace the roofs, as well a suggested timeline. He said the current roof tile given him is made of clay.
- **Adjournment:** There being no further business, the meeting was adjourned at 6:58 PM. Next Scheduled Meeting -Tuesday June 29th at 6:00P in the Gathering Room.

DRB Guidelines Change Log	
Date	Change Description
29-March-2022	<p>White Lattice Utility Screen-</p> <ul style="list-style-type: none">• White Lattice Utility Screen can be placed around the A/C unit.• Three sides of the A/C unit must be covered by either lattice (as shown in the below picture), bushes or a combination thereof. The surrounding lattice/plants need to be tall enough so that they conceal the AC unit.• There needs to be enough room for the air conditioning service person to access the compressor.

