

Villages of Devonshire
Board of Directors Meeting Minutes
March 25th, 2019

1. **Call to Order:** Robert Mueller called the Board meeting to order at 6:41 PM.
 - a. **Board Members Present:** John Barr, Robin Chagares, Edward Lewis, and Robert Mueller. William Alvarez, Jr. represented Unique Property Management. Not Present: Kathleen Nidasio

2. **Reading and Disposal of Unapproved Minutes:**

Robert Mueller moved to accept January 28th, 2019 meeting minutes, seconded by Edward Lewis. Unanimously approved.

3. **Manager's Report:**
 - a. **Treasurer's Report:** William Alvarez, Jr. reported that as of February 28th 2019, the Association's Operating Account has \$25,781.79, the Reserve Account has \$192,424.29, the assets for the 5 CD's total \$489,282.03. Total current assets are \$707,686.11. Robert Mueller moved to accept the treasure's report, seconded by Robin Chagares.
 - b. **Delinquent Accounts:** William Alvarez, Jr. reported 4 delinquencies. 1 of the 4 was delinquent for Feb & March. The other was delinquent in March. The other 2 reflected delinquent balances from pressure washing costs and mailbox repairs. The mailbox repair balance will be settled at closing. Statements were mailed. Final letter will be sent if they remain delinquent after the beginning of April. Monitoring will continue.

4. **Old Business:**
 - a. **Roof Cleaning-** Roof Cleaning is underway. The windy weather and rain has delayed the scheduled cleaning a bit.

5. **New Business:**
 - a. **Committee Reports:**
 - i. **DRB Committee-** Three DRB applications were approved in January. They were to retile front entry (10248), window replacement (10248) and to replace straggly plants at side of home (10205). Two DRB applications were approved in February. One was to install gutters (10248) and one was to extend lanai plus a sixteen-inch kick plate (10243). One DRB application was approved thus far in March. It was to replace 4 Iris plants with Azalea and a Gardenia Bush (10248). This was done at the owner's expense. Charlie Chagares presented an amendment to the current approved DRB Guidelines regarding lanai/screen enclosure. 1. Only to be installed by licensed and insured contractors. 2. Color white 3. The width of the ground level concrete deck may not extend past the width of the home. 4. The length of the ground level concrete deck may not extend

out more than 10 feet from the rear exterior wall of the home. 5. Owner is responsible for any sprinklers or shrubs that need to be moved before project and replaced after the project. 6. Owner must submit drawing of where shrubs and sprinklers are located. 7. Critter guard is approved. It was recommended that the color and height of the critter guard be specified i.e. white color, and that critter guards (kick plates) not be higher than 18 inches, and that the amended changes be included in the current approved DRB Guidelines. Motion by Robert Mueller to accept the discussed the Amended DRB Guidelines, and with it added to the current approved DRB Guidelines. Edward Lewis seconded the motion. Unanimously approved. Charlie Chagares will add it to the DRB Guidelines. Robert Mueller asked the DRB Committee to do a neighborhood inspection of the grass and plants 2 weeks after the roof cleaning is complete and report back to the board.

ii. Parking- No issues at this time.

b. April Devonshire Get Together:

Ellorine Jershun, our social chairman, plans our neighborhood get togethers. The upcoming get together is April 7th 6:30-9:00 in the Arbor Greene Gathering Room. Residents were asked to bring a covered dish to share and your own drinks. Residents were asked to attend and encourage their neighbors to participate. Ellorine Jershun was thanked for all her efforts, including planning, arranging for a room and creating/distributing the invitations.

c. Next Scheduled Meeting:

i. A June 24th meeting date was agreed upon. Robin Chagares will e-mail Noah Genson to reserve the Gathering Room.

6. Adjournment: There being no further business, the meeting was adjourned at 7:00 PM.