

**Villages of Devonshire**  
**Board of Directors Meeting Minutes**  
**March 19th, 2018**

1. **Call to Order:** Kathleen Nidasio called the Board meeting to order at 7:05 PM.
  - a. **Board Members Present:** Robin Chagares, Edward Lewis, Stuart Marofsky, Robert Mueller and Kathleen Nidasio. William Alvarez, Jr. represented Unique Property Management.
  
2. **Election of New Board Members**
  - a. Robert Mueller nominated for President by Kathleen Nidasio, seconded by Robin Chagares.  
Unanimously approved.
  - b. Edward Lewis nominated for Vice President by Robin Chagares, seconded by Robert Mueller.  
Unanimously approved.
  - c. Robin Chagares nominated for Secretary by Kathleen Nidasio, seconded by Robert Mueller. Unanimously approved.
  - d. Stuart Marofsky nominated for Treasurer by Robin Chagares, seconded by Edward Lewis. Unanimously approved.
  - e. Kathleen Nidasio nominated for Member at Large by Robin Chagares, seconded by Robert Mueller. Unanimously approved.
  
3. **Reading and Disposal of Unapproved Minutes**
  - a. Stuart Marofsky moved to accept the January 22nd minutes, seconded by Robert Mueller. Unanimously approved.
  
4. **Manager's Report:**
  - a. Delinquent Accounts: William Alvarez, Jr. stated that there were eight delinquencies to report at this time. Foreclosure Complaint filed for 10223.
  - b. Treasurer's Report: William Alvarez, Jr. reported that the Association has total current assets of \$699, 036.11 with \$17,303.43 in the operating account, with \$681,732.68 in the total reserve account, and with assets for CD's totaling \$481, 562.60. The reserve account is down because we have paid \$51,000 out of the paint reserve, to date. Motion made by Kathleen Nidasio to approve treasurer's report, seconded by Stuart Marofsky. Unanimously approved.
  
5. **Report of Officers:**
  - a. New Owners:
    - William Alvarez, Jr. notified the Board that new owners (James and Doris Wienman) have moved into 10251.
  - b. DRB Committee:
    - One application (10266) was received and approved to reinstall a lanai cage
    - Street Tree Trimming is complete. It was noted that Dean Jones and crew did an excellent job.

## Report of Officers Continued:

- Paint Project- DRB and Board will not conduct their inspection until the end. William Alvarez, Jr. was asked to check with Prism's owner who is supervising the progress and the status of the punch list. Some residents reported that garage doors, front entry doors, garage entry doors and security iron bar coverings have not yet been painted. It was decided to hold back two checks until substantial completion of the remaining work has been done. It was suggested that residents put plastic under the garage door and side before garage doors are painted. Another option presented was to use a putty knife around the garage door perimeter, and bottom before opening. If the garage door sticks, multiple attempts to open it can burn out your garage door motor. It was noted that the painters stepped on some downspouts. Linda asked affected residents to send picture(s) to William Alvarez, Jr. and Linda Lewis. Ed Lewis volunteered to check GFCI's and sprinklers to assure they were not tripped and are set to the correct watering schedule.
- c. **Parking Committee:**
- Judith Dellow reported that several infraction letters went out. Wil Alvarez Jr., was asked to send a letter to a homeowner who was previously approved for 2 cars in their garage and one in the driveway. Recently, their garage was observed to be full of items preventing two cars from being parked in the garage. They will be asked to supply a picture of their garage.

**6. Unfinished Business:** None

**7. New Business:**

- a. It was reported that a renter has been letting their dogs walk unleashed and that they are not cleaning up their dog droppings. It was suggested to call Hillsborough County Pound when unleashed dogs are seen. The property owner was sent an infraction letter.
- b. Mark Urso was commended for doing such a thorough job updating the Devonshire website. Helpful links were also posted.
- c. Robert Mueller was asked to contact Noah Genson (Arbor Greene Community Center & Events Coordinator) and inform him of the newest Board membership.
- d. Neighborhood Garage Sale will be Saturday April 21<sup>st</sup> from 8AM-12PM
- e. Arbor Greene HOA Board Elections will be Tuesday March 27<sup>th</sup> 7:30 PM

**8. Adjournment:** There being no further business, a motion was made to adjourn by Stuart Marofsky and seconded by Kathleen Nidasio. The meeting was adjourned at 7:48 PM.