

**Villages of Devonshire**  
**Board of Directors Meeting Minutes**  
**Monday January 22, 2018 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, and Stuart Marofsky. **Not Present:** Robert Mueller
- b. **Reading and approval of last meeting minutes:** Motion by Stuart Marofsky to approve minutes of the Sept 25, 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 four delinquencies to report at this time (10223 lien currently filed- next step is Foreclosure).
  - b. Treasurer's Report: William Alvarez, Jr. reported that the Association has total current assets of \$715,368.69 with \$21,866.07 in the operating account, with \$693,502.62 in the reserve account, and with assets for CD's totaling \$479,999.96. The treasurer reported as follows: We finished out the 2017 fiscal year with a \$5,098.87 surplus. That includes last years Board approval of a carry over of \$20,000 that was assigned to the roof reserve. It was also discovered that an additional \$9,872.20 was not rolled over into the reserve or operating budget. The total retained earnings (surplus) going into 2018 was \$14,971.07. Technically, we should start the New Year at zero cash. We actually started the New Year with about \$22,000.00. In approving our 2018 Budget, we had assumed a carry over of \$6,200.00 into the Operating Budget that we needed to create a balanced budget. Stuart Marofsky made a motion to make the following transfers: Of the \$14,971.07 of retained earnings, \$6,200 be transferred over into the 2018 Operating Budget; \$8,771.07 be transferred to the Roof Reserve. Kathleen Nidasio seconded the motion. Unanimously approved by the Board. Treasurer reinforced the total financial condition of the Association. We currently have \$715,368.69 in assets. Almost \$694,000 is in laddered CD's earning more interest. We also have \$22,000 in cash, which will disappear on the sheets as it is allocated to the Operating Budget and Roof Reserve.
3. **Old Business:** None
4. **New Business:**
  - a. Welcome Committee: Cheryl resigning position of Welcoming Committee Chairperson. Kathleen Nidasio asked for volunteer(s). No volunteers. It was discussed rather than having one person greet new neighbors, many neighbors can go over and welcome new neighbors. When future dates for the gathering are identified, we will elicit organizers. There have been a number of new homeowners since the last Board Meeting. 10246 Scott & Diane Brown; 10248 Richard & Roseann Bouzakis; 10257 Richard & Jennifer Kerdolff; 10266 Carl Jackie Adams; and 10274 Ruth Meinecke.
  - b. DRB Committee- DRB applications- 9 applications were received and approved.
    - i. November 2017- 10205 & 10207 Gutters behind units; 10264 Installation of Ring Battery Powered Camera top right corner of garage.
    - ii. December 2017- 10203 Removal of Ligustrum Tree in front garden to be replaced with Robellini Palm, at owner's expense.
    - iii. January- 10217 Replace front garden plants with Azalea Bushes. Rear of lanai plant Amaryllis and Iris Lilies at owner's expense; 10245 Replace plants eaten by deer and suffering plants with Viburnum; 10246 Side and rear gutters. Remove Ligustrum along garage and replace with Viburnums. Remove Laurel Pendulum & Hawthorn between Palm Trees & replace with dwarf Holly & Japanese Boxwoods. Place sod between their garden & neighbors. Install drip lines & re mulch the newly planted area, at owner's expense; 10254 Replace Bedroom Windows and Lanai Door.

- iv. Painting Project started. There is a 7 year warrantee. Homes are painted every 7 years. William Alvarez, Jr. was asked to remind Scott (contractor) that the windows need to be covered. Residents were reminded to be home when their front door is painted. Linda Lewis is almost done obtaining owner front door color and garage door painting choices. Linda Lewis will send the list to Scott in order to verify cost. (\$50.00 light color change; \$75.00 medium color change; \$100.00 major color change). Residents will pay Scott separately. William Alvarez, Jr. said in the letter he sent out, residents were informed that if they did not communicate their preferences by a certain date, their garage and front doors would be painted the same color. Robin Chagares questioned how could they paint the front door if the homeowner is not home. Kathleen Nidasio responded that notices would be put on the owner front door a couple of days before painting. She then said if the owner is not home, the front door will NOT be painted.
- v. Some front doors were painted black before and some owners request their doors be painted the same color. Recommendation made to officially add black as one of the front door color palate choices. Stuart Marofsky made a motion. Unanimously approved by the Board.
- c. Parking Committee- Some cars are still being left out in the driveways overnight.
  - i. 10257 needs to be notified that they need to put both their cars in the garage and car parked in the driveway need to be pulled up so the sidewalk is unobstructed.
  - ii. 10209 were one of two original model homes where the builder bolted garage shelving into cinder block wall (it was used as an office). Resident tried to get the car in the garage and scraped the side of the car. Her daughter, who has the 2<sup>nd</sup> car, is a temporary resident.
  - iii. 10268 have 2 SUV's and can't open the cars to get out of the car. Stuart Marofsky mentioned that 2 cars should fit in the garage, as the garages are all the same measurements. William Alvarez, Jr. requested the owner to send a picture of the two cars in the garage to show why both cars don't fit into the garage. A response was not received. A second request will be made. Stu made a motion to approve 10209 and 10257. Kathleen Nidasio seconded the motion. Unanimously approved by the Board.
  - iv. It was noted that 10260 has been parking 2 cars out in the driveway. Pictures need to be taken before a letter can be sent.
- 5. Home Insurance Declaration Page Cover Sheet- Kathleen Nidasio reinforced that the request for this protects each homeowner and their adjoining neighbor. Not only is the requirement in the Covenants but it is for your protection and your neighbors. This is expected annually when the home insurance policy is renewed. There are 5 that are in poor standing. Friday William Alvarez, Jr. sent out 2<sup>nd</sup> letters. The 3<sup>rd</sup> letter will come from the attorney.
- 6. Annual Board Election will take place March 19<sup>th</sup>, along with the Regular Meeting . There will be 3 vacant Board seats. Anyone interested in running should send his or her biography to William Alvarez, Jr.
- 7. Website Maintenance- Mark Urso volunteered. William Alvarez, Jr. will share the password. Robin Chagares will share an updated Resident Directory. Mark will post minutes approved and drafts, along with updating the resident directory.
- 8. DRB Committee Discussion- Question was asked how a resident becomes a DRB member. A discussion followed regarding the selection and tenure of people on the DRB board.
- 9. Adjournment: There being no further business, a motion to adjourn was made by Kathleen Nidasio. Motion seconded by Stuart Marofsky. The meeting was adjourned at 7:35 PM.