

Villages of Devonshire
Board of Directors Meeting Minutes
March 22, 2017

1. Call to Order: Kathleen Nidasio called the Board meeting to order at 6:51 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 January 18, 2017 Board meeting, seconded by Robert Mueller. Minutes unanimously approved by the Board.

2. Election of New Board Members

- a. Kathleen Nidasio nominated for President by Stuart Marofsky, seconded by Robin Chagares. Unanimously approved.
- b. Robert Mueller nominated for Vice President by Stuart Marofsky, seconded by Judith Dellow. Unanimously approved.
- c. Robin Chagares nominated for Secretary by Judith Dellow, seconded by Kathleen Nidasio. Unanimously approved.
- d. Stuart Marofsky nominated for Treasurer by Kathleen Nidasio, seconded by Robin Chagares. Unanimously approved.
- e. Judith Dellow nominated for Member at Large by Kathleen Nidasio, seconded by Robin Chagares. Unanimously approved.

3. Reading and Disposal of Unapproved Minutes

- a. Stuart Marofsky moved to accept the January 18th minutes, seconded by Judith Dellow. Unanimously approved.
- b. Recommendation made to have a Board Standard of Conduct that requires all Board Members to read and respond to Board Meeting Minutes (BMM) within a few days of receiving the first draft. Unanimously approved.

4. Manager's Report:

- a. Delinquent Accounts: William Alvarez, Jr. stated that there were four delinquencies to report at this time 10223, 10232, and 10268. 10232 – Final letter requesting payment sent by William Alvarez, Jr. Owner has until March 30th to comply.
- b. Treasurer's Report: William Alvarez, Jr. reported that the Association has total current assets of \$659,482.08 with \$44,187.60 in the operating account, with \$604,158.33 in the reserve account, and with assets for CD's totaling \$342,962.51.
Motion made by Robin Chagares to approve treasurer's report, seconded by Judith Dellow. Unanimously approved.

5. Report of Officers:

- a. **Welcome Committee:**
JoAnn Marofsky reported one new resident family (10217) Marc & Leslie Urso. The April Community Get Together has not been scheduled.

Report of Officers Continued:

b. DRB Committee:

- Dean Jones walked the community and submitted an estimate for sod replacement (Estimate #1 \$1,377.60). DRB Committee and Dean Jones walked the community and additional areas requiring sod replacement were noted (Estimate #2 \$1272.00). A 3rd estimate included sodding areas in between the sidewalk and the street (had not been re sodded before (\$2022.40). The total of the three estimates equals \$4,672.00. The Board voted to wait until mid May to begin. Kathleen Nidasio made the 1st motion, seconded by Stuart Marofsky. It was unanimously approved.
- DRB Committee reviewed bids received from three Landscaping Companies. The DRB Committee decided to give Dean the opportunity to go over his contract before making a final decision.
- There are 3 homes in the community where the builder put wooden fences around air conditioning units. They were placed to decrease noise, as those homes are closer to each other than most. Requested to replace them with PVC trellis. Ed Lewis would buy them for \$78.26 and install for no cost. As covenants require these units to have a shielding, no vote is required. Cost would come out of DRB budget.

c. Parking Committee:

No infractions.

6. Unfinished Business:

- a. Painting project scheduling, front door and garage door painting. Quoted front door color change prices as follows: \$50.00 cost for a slight color change; \$75.00 for a medium color change and \$100.00 for a drastic (dark to light) color change. List of colors are listed on the website and available at Porter Paints on Dale Mabry near Fletcher. Turquoise front door color was eliminated.
Garage Doors – non-ferrous metal primer will be used. Kathleen Nidasio wants to ask either Banko or Precision Doors, companies who make the doors, their opinion regarding what paint/ primer should be used. Stuart Marofsky suggested the owners should be able to opt out of painting their garage doors. Owners will be asked their garage door painting preference when the general painting notices go out. William Alvarez, Jr. will notify painting company that we will start project in January 2018- for the same price and \$5,000 discount (for keeping the job).

7. New Business:

- a. 10234 – discuss/decide action regarding continuous dog violations. Two association letters have been sent. After no response, an attorney letter was sent in November 2016. The owner was charged and paid \$225.00. Stuart Marofsky suggested the lawyer and property manager send a strong final letter stating that legal action will be taken if there continues to be no response. Any further violations will result in the association initiating an eviction of current tenants. Concern voiced over destruction of the grass resulting from the continuous dog violations.
- b. Arbor Greene proposal to remove trees as a result of street gutter lifting- Jason von Merveldt sent letter to William Alvarez, Jr. He stated that a similar letter from last year would be going out to AG residents stating: “ Arbor Greene CDD will begin a round of selective tree removal in front of your home and 22 others on _____”. The bid for Devonshire gutter repair will be discussed and voted on at the April 18th Annual Meeting (with work to commence within a couple of weeks after tree removal). CDD

New Business Continued

Board has approved the removal of the Oak trees so that further damage does not occur. Projected completion estimate is 2 months. The Oak trees will be removed at the following Devonshire locations: 10211, 10219, 10235, 10240, 10248, and 10280. Recommendation was made to do more research and make recommendations to the CDD on what type of trees will replace them.

- c. Open discussion from the Board- Members were asked if they were interested in maintaining the Devonshire Website. Jack Pultorak volunteered to manage the Devonshire website. William Alvarez, Jr. said he would continue manage the voting. 39 out of 74 households voted on line. Voting online helped guarantee a voting quorum.

8. **Adjournment:** There being no further business, a motion to adjourn was made by Stuart Marofsky seconded by Judith Dellow. The meeting was then adjourned at 7:45 PM.