

Villages of Devonshire
Board of Directors Meeting Minutes
June 12th, 2018

1. **Call to Order:** Robert Mueller called the Board meeting to order at 6:30 PM.
 - a. **Board Members Present:** Robin Chagares, Edward Lewis, Stuart Marofsky, Robert Mueller and Kathleen Nidasio. William Alvarez, Jr. represented Unique Property Management.
 - b. **Reading and Disposal of Unapproved Minutes:** Stuart Marofsky moved to accept both March 19th meeting minutes, seconded by Kathleen Nidasio. Unanimously approved.

2. **Manager's Report:**
 - a. **Delinquent Accounts:** William Alvarez, Jr. stated that there were no delinquencies to report.
 - b. **Treasurer's Report:** William Alvarez, Jr. reported that the Association has total current assets of \$673, 366.44 with \$30,085.07 in the operating account, with \$643,281.37 in the total reserve account, and with assets for CD's totaling \$482, 530.65. Motion made by Robin Chagares to approve treasurer's report, seconded by Kathleen Nidasio. Unanimously approved. Roof cleaning expenses will be taken out of the \$59,270.34 after the 1st of the year. We have \$28,366.56 net income for the year. We are on target for a balanced budget for the year. If unexpected things come up, we have money in the general and landscape reserve to absorb costs. The CD's are being reinvested at higher rates.

3. **Old Business:**
 - **Painting-** Linda Lewis and the DRB Committee were recognized for doing an exceptional job in organizing and assuring the painting project was completed as expected.

4. **New Business:**
 - a. **Committee Reports:**
 - i. **DRB Committee-** Paint project was completed and inspected by members of both the DRB and HOA in early May. Next painting is due in 7-8 years.
 - ia. All the Washingtonian palms were trimmed by Dean Jones crew in late May. That trimming is included in his contract.
 - ib. On May 25th the DRB walked the community with Dean Jones to assess areas needing plantings and sod. The DRB received estimates for plantings at \$1148.00, sodding project at \$3356.00 and an additional estimate of \$800.00 to clear grass from around all irrigation heads to determine number of heads that require replacement. All projects will be done in June.
 - ic. Six applications were received and approved: 10209 - new plantings around AC; 10214 - storm/screen door;

New Business Continued:

10216 - storm/screen door; 10245 - storm/screen door;
10249 - storm/screen door; 10266 - addition of a lanai

ii. Parking-

- ii.a. The parking waiver was revised to add that we could now ask for photographs of the cars fully occupied in the garage. This will help determine the size of the cars in the garage, whether people can get in and out, and if stored items are impeding garage space. The revised waiver will apply to new waivers. Previous waivers are vetted. Motion made by Stuart Marofsky to approve Junes revised parking waiver form, seconded by Kathleen Nidasio. Unanimously approved. See attached revised form.
- ii.b. Parking Violations- Emails/letter has been mailed to owners of 10208 and 10234. Letters will be sent to any homeowner parking car(s) in the street overnight, along with pictures.

5. Open Discussion From The Board

- a. Discussion re: the 30-year life expectancy of roofs. We are seeing between 4 and 5 water damage incidents a year. Numbers are expected to increase as the years move forward. We have reserves that can be used to fund these, if need be. Further incidents will continue to be tracked and trended.
- b. Discussion ensued re: how one can join the DRB. William Alvarez, Jr. will look at the structure, cross check the covenants and by laws and report back at September's board meeting.

- 6. Adjournment:** There being no further business, a motion was made to adjourn by Stuart Marofsky and seconded by Robin Chagares. The meeting was adjourned at 7:18 PM.