

Villages of Devonshire  
Board of Directors Budget Meeting Minutes  
November 8th, 2021

1. **Call to Order:** Robert Mueller called the board meeting to order at 6:30 PM.
  - a. Board Members Present: Robin Chagares, Kathleen Nidasio, Robert Mueller. Leslie Urso and Cory Mallory, representing Unique Property Management. Unable to Attend- Jenny Kerdolff. Robert Mueller verified there is a quorum for this board meeting.
  - b. Reading and Approval of Unapproved Minutes:  
October 12<sup>th</sup>'s minutes will be presented at the December 14<sup>th</sup> meeting.
2. **Old Business:**
  - a. Roof Cleaning- Robert Mueller interviewed five vendors. Three received bids ranged from \$21,978.00 to \$ 29,785.00. Two of the three vendors were recommended on the app Next Door and one by Cory Mallory. Leslie Urso made a motion to hire Curb Appeal, Kathleen Nidasio seconded the motion. The board unanimously voted to hire Curb Appeal Specialists. They have cleaned many of the roofs in Live Oak. They do not pressure wash, take precautions to keep plants unharmed (will replace if needed), will not walk on our roofs and estimate 3 weeks to complete the job. Cory Mallory will notify residents when roof cleaning will begin.
3. **New Business:**
  - a. Approving 2022 Budget- The proposed budget was reviewed. The monthly dues will increase to \$275.00 a month beginning January 2022. The increase is needed so we have enough money to pay for the scheduled roof replacement in 9 years. A lot of money is spent on roof repairs. In the past 5 years we have spent \$130,840.00 (averaging \$26,000 a year). This amount has to come out of the reserve money. Currently each resident's roof replacement (1/2 the building) would cost \$25,645.00 The whole building's roof replacement cost would be \$51,290.00. We are trying to avoid individual assessments, which will happen if we don't have enough money. The monthly HOA fee will be re-evaluated annually, as expenditures are reviewed in preparing each year's budget. Robert Mueller made a motion to accept the 2022 proposed budget, seconded by Kathleen Nidasio. It was unanimously approved.
  - b. Open board positions- There is a self-nomination for 1<sup>st</sup> Vice President by John Barr. Leslie Urso had accepted that position until the time a homeowner self-nominated themselves, as Leslie is moving. Robert Mueller made the motion to accept John Barr as 1<sup>st</sup> Vice President, Robin Chagares seconded the motion. It was unanimously approved.
4. **Adjournment:** There being no further business, the meeting was adjourned at 7:13PM
5. **Next Scheduled Meeting:** The next meeting will be a Budget Meeting Tuesday December 14<sup>th</sup> at 6:30 in the Gathering Room or Exercise Room of the Clubhouse.