

Villages of Devonshire
Board of Directors Meeting Minutes
October 7th, 2019

1. Call to Order: Robert Mueller called the Board meeting to order at 6:30 PM.

- a. **Board Members Present:** Robin Chagares, Edward Lewis, Robert Mueller and Kathleen Nidasio. William Alvarez, Jr. represented Unique Property Management. Robert Mueller moved to accept Board of Directors quorum, seconded by Kathleen Nidasio. Unanimously approved.
- b. **Reading and Disposal of Unapproved Minutes:**
Robin Chagares moved to accept August 14th, 2019 meeting minutes, seconded by Kathleen Nidasio. Unanimously approved.

2. Manager's Report:

- a. **Treasurer's Report:** William Alvarez, Jr. reported that as of October 7th 2019, the Association's Operating Account has \$32,382.10, the Reserve Account has \$87,381.66, the assets for the 5 CD's total \$591,144.47. Total current assets are \$711,096.23. Of note is the last CD of \$100,069.64 (CDAR). Our bank (OZK) recommended we purchase a CD at another bank in the CDAR network, which they will manage. We had over \$260,000 at Bank OZK, pushing us over the \$250,000 FDIC insured limit. Robert Mueller moved to accept the treasurer's report, seconded by Robin Chagares. Unanimously approved.
- b. **Delinquent Accounts:** William Alvarez, Jr. reported 1 delinquency. 10261 homeowner passed away. William Alvarez, Jr. requested intent for a lien so the association funds are secured. Edward Lewis volunteered to contact the family to advise them of the fees owed.

3. Committee Reports:

- a. **Committee Reports:**
 - i. **DRB Committee-** One DRB application was approved in July-Screen In Lanai (10215). One DRB applications was approved and one was partially approved in September. One was to install screen entry door (approved 10204) and one was to extend lanai w/a sixteen-inch kick plate/ pour cement slab and install gutters (10212). Gutter installation was approved (were installed before application was submitted). Request for lanai extension was denied as some required information was lacking. One DRB application was approved for October-install a lanai screen door (10243). Aging bushes and plants are being replaced. Mulch is being applied to the front gardens, the sides and back areas. Last year the board approved to mulch again in April, after the leaves have been picked up. Due to the expense, this will include front garden areas and around the front trees only. Rear tree trimming will begin soon after the

mulch replacement is finished. Charlie Chagares interviewed a number of tree trimming companies and arborists. He and his committee were thanked for their work and devoted time. Tree trimming will cost approx.\$5,000. Some bids were as high as \$23,000. Mulch replacement will cost about \$7,000.

- ii. Fall Get Together- Ellorine Jershun reported that our Fall Social Event will be Sunday Nov 3, 2019 at 6:30 in the Arbor Greene Gathering Room. Invitations were put in every door handle. Attendees were encouraged to ask neighbors to come. Everyone was reminded to bring a dish to share and their own beverage(s). Entertainment will include Bingo and Name That Tune.

4. Old Business: None

5. New Business:

- a. Road Resealing & Resulting Parking Issues- Republic Services had 2 hydraulic oil leaks resulting in road stains from our front gate to the cull de sac. Robert Mueller contacted Republic Services who turned it over to their insurance company. The offered solution will be to reseal our road with a spray on sealer. Arbor Greene road resurfacing will occur in about 5 years. The spraying process will help maintain the integrity of our road. It will cost Republic about \$9-\$10,000 dollars. One half of one side of the road will be done at a time. Residents will receive advanced notice when the road spraying will occur. Good solutions re parking restrictions will need to be identified. Residents will be asked to limit their travel, when possible, during this time. Suggestion was made to also contact the police/ ambulance services to let them know when road spraying will happen.
- b. Discussion and Approval of 2019 Budget (copies distributed)- 2020 HOA monthly fee will increase to \$211.00 month. This increase allots more money to the roof reserve. Robert Mueller moved to accept the 2020 proposed budget, seconded by Kathleen Nidasio.
- c. Vacant Treasurer Position- Leslie Urso showed interest in taking the vacant treasurer position. Robert Mueller has been doing both the presidents and treasurers job since March. Robert Mueller made the motion to nominate Leslie Urso to the treasurer board position, seconded by Robin Chagares. Unanimously approved.
- d. DRB Vacant Position- There is a vacant position since Leslie is moving to a board position. This is an important position because of voting purposes. Interested home owner(s) were encouraged to speak with Charlie Chagares.
- e. Next Scheduled Meeting- Will be in January 2020

6. Adjournment: There being no further business, the meeting was adjourned at 7:00 PM.