

**Villages of Devonshire**  
**Board of Directors Meeting Minutes**  
**June 29th, 2021**

1. **Call to Order:** Robert Mueller called the board meeting to order at 6:32 PM.
  - a. Board Members Present: Robin Chagares, Edward Lewis, Kathleen Nidasio, Robert Mueller. Leslie Urso and William Alvarez, Jr. represented Unique Property Management. Robert Mueller verified there is a quorum for this board meeting.
  - b. Reading and Disposal of Unapproved Minutes:  
Approval of March 30th, 2021 election and annual meeting minutes approved. Robert Mueller made a motion to approve the March minutes, seconded by Kathleen Nidasio.
2. **Manager's Report**
  - a. Delinquent Accounts: William Alvarez, Jr. reported there are no delinquencies. Monitoring will continue.
  - b. Treasurer's Report: William Alvarez, Jr. reported that as of May 31<sup>st</sup>, 2021, the Association's Operating Account has \$58,622.78, the Reserve Account has \$187,782.73, the assets for the 6 CD's total \$611, 509.50. Total current assets are \$858,361.01. The BOA CD due dates read 05/15/2021 and should read 05/15/2022. It will be corrected.
  - c. CD updates – board treasurer: Leslie Urso recommended we take out a \$100,000.00 1year CD with Florida Capital at 0.35%. Robert Mueller agreed since we have \$187,782.73 in the reserve account. (Part of which reflects \$74,669.53 from TIA CD which came due and was deposited in the reserve account). Leslie Urso made the motion to accept the treasurer's report, seconded by Robert Mueller.  
Unanimously approved.
3. **Old Business:** Discussion and board vote on current lawn service contract whether to renew or provide 30-day termination notice. Kathleen Nidasio made the motion to terminate Dean Jones Landscaping and give Dean Jones a 30-day notice, seconded by Robin Chagares. The board voted 4 to 1 to give Dean Jones a 30-day notice (with July 31<sup>st</sup> as his last day). Edward Lewis voted No. The majority vote carried. William Alvarez, Jr. was asked to send Dean Jones his 30-day notice by certified return receipt mail. Leslie Urso made a motion to hire LeBel Landscaping (as per the DRB recommendation) for services to begin on August 1<sup>st</sup>. The motion was seconded by Robin Chagares. The board voted 4 to 1 to hire LeBel Landscaping, to begin August 1<sup>st</sup>. Edward Lewis voted No. The majority vote carried.
4. **New Business:**
  - a. DRB Committee:
    - i. Two DRB applications were approved in April. All plants were on the Approved List. Homeowners and William Alvarez, Jr. were notified. 10272 to replace bushes alongside of garage with 7 Pittosporum tobira and in front of them 13 Ilex crenata.
    - ii. 10254 to remove Holly Bush in front edge of driveway and replace with Crotons. Plant Ti Plant on each side of front bedroom window.
    - iii. One application was approved in June. 10214 to replace patio slider with same type of door. Homeowner and William Alvarez, Jr. was notified.

iv. There were 2 DRB Meetings- May 3rd and June 21st.

On June 21<sup>st</sup> A list of 15 issues was presented to Mr. Jones for review and discussion. Most of the items were addressed. Mr. Jones explained that he has scaled back his staff and equipment (2 dump trucks are inoperative.) He now uses mulching mowers and focusses on maintenance, not landscaping. The DRB committee felt discussed issues have been ongoing and long standing and voted to give Mr. Dean Jones a written thirty days' notice and replace services with LeBel Landscaping. This recommendation is to be presented to the board at the next board meeting on June 29, 2021 for consideration and board vote.

b. Robert Mueller discussed adding a provision to the parking waiver, that if approved, the garage needs to be open and wide enough to provide car access. He feels that the waivers are being abused. The majority of those having medical waivers are now using the sides of the garage for storage. Subsequently there is barely enough space for a person to get in and out of the car that is parked in the garage. It was suggested to have term limits and require homeowners to renew these waivers yearly (including updated photograph) with an updated medical approval. It was suggested to have our lawyer review this and advise how we can word it. Robert Mueller asked William Alvarez Jr. to forward this to our lawyer. *Follow-up will be discussed at the next board meeting.*

- 5. Adjournment:** There being no further business, the meeting was adjourned at 7:38PM
- 6. Next Scheduled Meeting:** October 12th in the Fitness Room at 6:30 PM. Next year's budget will be presented and voted on.