

**Villages of Devonshire**  
**Board of Directors Meeting Minutes**  
**June 24<sup>th</sup>, 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. John Barr relinquished his position as treasurer shortly after the March 25<sup>th</sup> board meeting. One vacant board seat remains. William Alvarez, Jr. sent a letter out to all homeowners advising them of this open position. In the mean time, Robert Mueller is assuming the treasurers position- consulting with Stuart Marofsky as needed. William Alvarez, Jr. represented Unique Property Management.

**2. Reading and Disposal of Unapproved Minutes:**

Robert Mueller moved to accept March 25<sup>th</sup>, 2019 meeting minutes, seconded by Kathleen Nidasio. Unanimously approved.

**3. Manager's Report:**

- a. Delinquent Accounts: William Alvarez, Jr. reported 5 delinquencies. 1 of the 4 was delinquent for June. The second will be closing July 15th. The outstanding fees plus the July payment will be covered at closing. The third owes the June balance. The fourth received a letter and has until the end of the month to pay before the attorney is notified. The last reflects the legal fee balance that they are paying monthly Monitoring will continue.
- b. Treasurer's Report: William Alvarez, Jr. reported that as of June 24<sup>th</sup> 2019, the Association's Operating Account has \$35,177.92, the General Reserve Account has \$197, 240.42, the assets for the 5 CD's total \$490,572.77. Total current assets are \$723,179.11. Robert Mueller moved to accept the treasure's report, seconded by Robin Chagares. Unanimously approved.

**4. Old Business: None**

**5. New Business:**

- a. Committee Reports:
  - i. DRB Committee- Five DRB applications were received since January's board meeting. Four of them were approved, one with stipulation. (includes parking waiver). Replace shrubs with 3 approved plants near front entrance (10274), Add a white privacy gate around air conditioner (10253), Screened Lanai Extension- extension is 10 X 10 added to a 15 X 10 existing lanai (10253), 8 by 12 1/2 Pod to be placed in driveway April 2nd- April 30th. Having work done in home

and need added room to store furniture etc. Rejected as requested but approved with stipulation. Pod allowed for loading & unloading only. To be in driveway no more than 3 days. (10212). DRB committee representatives will walk the community Thursday June 27<sup>th</sup> at 8AM. It will take in any damage to sod or shrubs from roof cleaning. Dean will be giving us an estimate on mulching the front garden beds only.

- ii. Parking- Parking Waiver requested to park one full sized vehicle in the garage and the other in driveway (due to resident's legal disability) (10256). Approved.
- iii. Oak & Palm Tree Trimming- All oak trees will be trimmed early summer. This week the royal palm tree trimming begins. Palm tree trimming is covered under Dean's contract. Dean had to hire a licensed individual to trim some of the taller palm trees as they have gotten to the height that his insurance coverage no longer covers him to trim them (approx. 12 trees). This will generate an additional expense that will become an ongoing budget consideration, as the palms grow taller. It will be taken into consideration when next years budget is proposed. In addition, diseased palm trees will be removed. No type palm can be planted where a diseased palm is taken out but woody trees or shrubs can be planted. Dean is aware to clean any equipment used to cut diseased palms.

b. Roof Leaks:

We continue to have roof leaks. Be on the look out for water ceiling staining- common sites are garage, bathroom and closet ceiling stains. If you find one notify William Alvarez, Jr.

c. Next Scheduled Meeting:

Sept 11th 6:30 PM meeting date was agreed upon. Robin Chagares will reserve the Gathering Room.

**6. Adjournment:** There being no further business, the meeting was adjourned at 7:10 PM.