

DEVON'S GLEN HOMEOWNERS' ASSOCIATION (DGHA)

BOARD MEETING MINUTES

September 29, 2016

Attendees:

Board Members in Attendance:

Christina Light, President
Jordan Stark, Vice President
Hue Phan, Treasurer
Ken Clawson, Secretary
Maria Badure, Member
Nancy Johnson, Member

Architecture Review and Landscape Committee (AR&LC) Members in Attendance:

Brian Lammers, ARC President

Other in Attendance:

Mel Johnson, Ashbury Ave
Dominic Calvoni, 624 Ashbury Ave
Alice Llaneras, 636 Ashbury Ave
Bennie and Rebecca Soto, 1225 Foxridge Place
Manuel Ramos, 636 Ashbury Ave
Lisa Lammers, 750 Ashbury Ave
Amie Lynch, 745 Ashbury Ave
Bob Paden, 739 Ashbury Ave
Nachawin Clawson, 1260 Foxridge Place
Branden Badure, 1265 Foxridge Place
John Sander, 708 Ashbury Ave
Donald and KeithAnn Wood, 7848 Falling Leaf
Barbara Perry, 1249 Foxridge Place
Marilou Overla, 1252 Foxridge Place

1. **Call to Order:** It was determined that a quorum was present and Christina Light, Board President, called the meeting to order at 7:00 p.m. The above Board Members were present.
2. **Agenda:** The proposed agenda was passed out as follows:
 - 2.1. Call to Order and Introductions
 - 2.2. Agenda Approval
 - 2.3. Approval of Minutes from Board Meeting of August 04, 2016
 - 2.4. Treasurer's Report/Finance
 - 2.5. Architectural Review and Landscape Committee (AR&LC) Report
 - 2.5.1. Owners' requests considered
 - 2.5.2. Plant Maintenance
 - 2.5.3. Entry
 - 2.6. Common Area
 - 2.6.1. Common area along Ashbury with benches
 - 2.6.2. Common area at rear (Foxridge)
 - 2.7. Other AR&LC Issues
Standing Items

- 2.7.1. Website (unofficial Facebook page)
- 2.7.2. Collection of past due owners' assessments
- 2.7.3. Collection of past due owners' assessment
- 2.7.4. Painting and repair of mailbox posts
- 2.7.5. Confirm list of owners and renters
- 2.7.6. Changes to Covenants
- 2.7.7. Control of pets and cleaning up after pets
- 2.7.8. New residents welcoming committee
- 2.8. Old Business
- 2.9. New Business
- 2.10. Open Forum
- 2.11. Adjourn (approved agenda CL, JS)

Christina Light recommended to amend the agenda as follows:

- 2.12. Call to Order and Introductions
- 2.13. Agenda Approval
- 2.14. Approval of Minutes from Meeting on August 04, 2016
- 2.15. Treasurer's Report/Finance
 - 2.15.1. Collection of past due owners' assessments
- 2.16. Architectural Review and Landscape Committee (AR&LC) Report
 - 2.16.1. Owners' requests considered
 - 2.16.2. Lake assessment and lake maintenance
 - 2.16.3. Other AR&LC Issues
- 2.17. Standing Items
 - 2.17.1. Website (unofficial Facebook page)
 - 2.17.2. Confirm list of owners and renters
 - 2.17.3. Changes to Covenants (on hold)
 - 2.17.4. New residents welcoming committee
- 2.18. Old Business
- 2.19. New Business
- 2.20. Open Forum
- 2.21. Adjourn (agenda by Christina Light and seconded by Jordan Stark)

3. ARC Chairman Voting Member Vote. Brian Lammers, the ARC Chairman was voted on to become a voting member of the Board as the ARC Chairman. The vote was put forth to the Board and Brian was approved by the Board unanimously (approved by Christina Light, seconded by Jordan Stark).

3.1. Approval of Minutes from Meeting of August 04, 2016: The minutes had been previously distributed to members for approval via email. The completed minutes were signed by Christina Light. The motion was seconded by Jordan Stark, and all approved.

4. Treasurer's Report/Finance:

- 4.1. Hue Phan reported the current bank balance is \$35,000. Hue Phan stated that there was three households with an outstanding balance she has made the attempt to contact one homeowner in Kansas and has spoken to the other homeowners. All items have been paid out except for the tree trimming payment.
- 4.2. Christina Light made a motion to accept the Treasurer's report, Ken Clawson seconded the motion, all approved.

5. Architectural Review and Landscape Committee (AR&LC) Report:

- 5.1. Brian Lammers discussed contacting Klip and Kuts to address some trees on property needing additional attention. Also discussed estimates for possible new companies that can trim the trees. Christina Light addressed the positive relationship with Klip and Kuts and purchase of new trees in the community. Christina talked about the great financial benefit of using Klip and Kut, due to the positive relationship. Nancy Jordan stated she had John Siege put in a tree in her yard for \$350 and the possibility of using John Siege in the future. Christina Light advised that Klip and Kut offers a deal for \$300 dollars to remove old stumps and put in new 14' trees. Christina Light advised that finding new companies to provide the same level of service would be difficult to achieve. A homeowner talked about the palm trees at the front of the property were yellowing and needing attention from the tree contractor. Christina Light asked Brian Lammers to check on the trees and determine if Klip and Kut needed to fertilize the trees. David Wood advised that Klip and Kut had not performed any tree service on the trees on Falling Leaf. Christina Light asked the homeowners in attendance if a new tree service company was needed. Marilou Overla, who was a board member previously, who selected Klip and Kut stated that the process of deciding a tree service company was very difficult and the benefit and savings provided Klip and Kut was the best in the area. The homeowners and Board decided to keep Klip and Kut as the tree service and not look for other contractors.
- 5.2. Owners' requests considered.
 - 5.2.1. No new items were discussed
- 5.3. Lake assessment and lake maintenance.
- 5.4. Other AR&LC Issues:
 - 5.4.1. Jordan Stark brought up the issue with midges on the lakes in the community. Christina Light asked Brian Lammers to contact lake maintenance regarding the flare up of midges.
 - 5.4.2. Brian Lammers pointed out that the lights in the common area and at the front sign area are lit 24/7. Christina Light asked Brian Lammers to contact Extreme Electric and Air, the contractor responsible for the community lighting to look at the reason why the lights stayed on continuously. Jordan Stark volunteered to check the timers on the lights.
 - 5.4.3. Christina Light made a motion to accept the ARC report. Nancy Johnson seconded the motion. All board members were in agreement.

6. Standing Items:

- 6.1. Confirmed list of owners and renters. Email authorization letters were sent out to new owners and renters. Ken Clawson advised he would add them to the distribution list once the letters were signed and returned.
- 6.2. Christina Light requested that Brian Lammers name be added to the board members and Tracie Taylor be removed from the list after she had moved away.
- 6.3. Bennie Soto advised that lawn service contractors have been seen to blow lawn clippings in the lake and the reduction in the oxygen creates a breeding ground for the midges. Christina Light advised Bennie Soto to speak with his neighbor to make the issue known. Hue Phan advised the lake maintenance company has a chemical that homeowners can obtain to control the midges. Brian Lammers received the name of the chemical in the information that was passed on from Rob Light the previous ARC Chair.
- 6.4. Christina Light advised there was no items reportable regarding the homeowner's covenants. Suntime MHOA had updated their covenant and Devon's Glen would have to hire a lawyer to update its covenant. The update would be a goal for 2017.

- 6.5. Nancy Johnson advised that SMHOA has updated its covenant and the SMHOA will improve its manner of conducting assessments and identify violation where more than 10% of a property has an issue that needs to be addressed.
- 6.6. New resident welcoming activities. Welcome bags were identified to be delivered to residents at 671, 721, 744 Ashbury, 1216, 1221 Foxridge, 7877 Falling Leaf. Hue Phan proposed only sending welcome gifts to owners and not renters. The proposal was accepted by the board.

7. Old Business:

- 7.1. Common area near Jeff Newton's home is still pending.
- 7.2. Nancy Johnson got an estimate for parking and dog signs of \$500 for seven signs. Members in attendance said the price was too high and a different avenue should be pursued rather than pay the \$500.
- 7.3. SMHOA area is asking communities to install play equipment in their sub divisions to prevent persons on the sex offender list from moving into the area. The types of equipment was discussed that was safe and functional. The requirement to meet the standard is two pieces of equipment.
- 7.4. Nancy Johnson discussed having conversations with Brevard County and FPL regarding adding new street lights in the community. Current number of street lights is ten. The new lighting would have to be paid for by the community. However, Nancy Johnson talked of creating a petition for homeowners to sign to have Brevard County pay for the electricity. Adding 11 lights in the community was estimated to cost an additional \$188.00. Homeowners in attendance were interested in pursuing adding new lights in the area.
- 7.5. On October 29, a community get together is planned to provide a gathering to have snacks and drinks and Board members can discuss with residents the petition to present to Brevard County to pay for the monthly electricity bills for any new lights added.

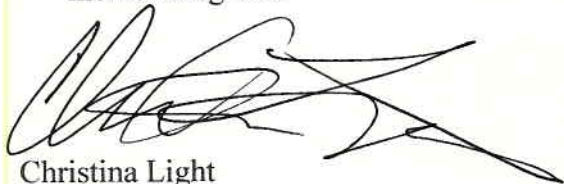
8. New Business:

- 8.1. The new budget was discussed by Hue Phan. Hue discussed increasing the home owner's annual assessments to accommodate increases in community obligations. The line items on the budget were discussed with the members and homeowners in attendance.
- 8.2. Christina Light advised that November is timeline for new board member elections and budget acceptance. Christina Light advised she will not stay on as HOA board president due to work conflicts.

9. Open Forum:

- 9.1. Dominic Calvoni talked about lighting on houses and the recent cases of vehicle burglaries.

10. Adjourn: Meeting adjourned at 8:04 pm. by Christina Light. Seconded by Jordan Stark. All members agreed.



Christina Light
HOA President