

Minutes
Devon's Glen HOA Board of Directors
April 18, 2019

Attendees:

Benny Soto, Ken Clawson, Nancy Johnson, Alice Llaneras, Manny Ramos, Jordan Stark (and Maria Badure after 7:30pm)

Other Attendees:

Jeff and Roberta Newton, Brian and Lisa Lammers and daughter, Kevin Fogg, John Sander, Barbara and Vince Perry, Bob Paden, Brandon Badure, Roberto Bilotti, Don Ogden and Orlando Valdes

The April meeting of the Devon's Glen Homeowners Association Board of Directors was held on Thursday, April 18, 2019, at 7:00pm in the conference room of the Suntree MHA office, the President Benny Soto in the chair, the Vice President Ken Clawson and Secretary Nancy Johnson being present, as well as three directors – Alice Llaneras, Manny Ramos and Jordan Stark.

The meeting was called to order at 7:00pm by Benny. The minutes of the April 1 meeting, taken by Kevin Marrs, were read by Nancy and approved with additions.

Benny passed out certificates for all directors to sign stating per Florida Statutes that each had read and would uphold the Devon's Glen covenants and bylaws. The certificates were not signed by all of the directors at the time.

Benny inquired about open contracts, the ARC book and the seal. Ken reported no knowledge of the ARC book or the seal and reported that there were no open contracts.

Nancy inquired about the meeting sign, website login and password information and reported that all directors' phone numbers except two had been submitted per the request of the Suntree office.

Treasurer's Report N/A

Alice reported on the 2019 and the 2018 budgets and the errors therein, resulting in a shortage in operating funds for both years. Also reported was the change in due

date of the Annual Assessment, which had not been communicated to Space Coast Property Management. Jordan brought up the number of owner accounts delinquent by more than a year and reported that the maximum increase per year in the annual assessment is 5%.

A fifteen minute interruption of the agenda ensued when Maria Badure entered and dominated the time without having been given the floor by the chair.

Upon resumption, a motion was made by Jordan to send a 14-day pre-le letter to all owners whose accounts are more than one year in arrears and was adopted following discussion.

A motion was made by Jordan to change the dates of the one year term of the directors to "April 1 through March 31 of the following year" and was adopted after discussion.

A motion was made by Nancy to add Benny as a co-signer per the bylaws and adopted.

Alice volunteered to be the ARC and was approved after an eligibility question re Manny Ramos was raised by Brandon Badure.

Discussion followed regarding the duties of the landscaping company/companies hired to care for the common areas and trees. Ken reported that there is a contract with Suntree Landscaping on file with SCPM.

The meeting was adjourned at 8:01pm.

Nancy Johnson, Secretary

•