

**Minutes**  
**Devon's Glen HOA Board of Directors**  
**Regular Meeting**  
**Friday, December 27, 2019**  
**Suntree Viera Library**  
**11:00am**

Director Attendees:

Benny Soto, Nancy Johnson, Alice Llaneras, Manny Ramos, and Rebecca Soto, Ken Clawson, (Absent: Maria Badure)

Other Attendees:

Kevin Fogg, Brandon Badure, Nachawin Clawson, Amy Rhinehart

The regular meeting of the Devon's Glen HOA Board of Directors was held on Friday, December 27, 2019 at 11:00am in the Suntree Viera Library, 902 Jordan Blass Dr., the President Benny Soto in the chair, the Secretary Nancy Johnson being present as well as Ken Clawson, Alice Llaneras, Manny Ramos and Rebecca Soto. The meeting was called to order by Benny at 11:00am at which time a quorum was verified. The meeting was being recorded.

Secretary's Report by Nancy Johnson: Minutes of the November 15th meeting had been emailed to all directors on Tuesday, 12/24/19. Nancy made a motion to waive the reading of the minutes and approve as written. The motion was seconded by Manny and approved unanimously. The minutes would be posted on both the bulletin board and the website. Nancy also reported an update regarding the street lights in Devon's Glen. FPL would replace the bulbs to LED's at no charge and with shields at no charge, but the account is held by Brevard County. The County is researching for us and is working slowly to replace all old incandescent bulbs with LED's but Devon's Glen does not have a separate account – all of Suntree is combined into one account. Two LED's are offered – 2000k which is a soft white and 4000k which is bright white. Both will expand the range of light.

Treasurer's Report for November 2019 by Alice Llaneras: Payments broke down as follows: SCPM for bookkeeping at \$150, Aquatic Systems at \$180 for lake maintenance, EAC Landscaping for sod and mulch

combined at \$1,875, EAC Landscaping at \$300 for October lawn maintenance, EAC Landscaping at \$300 for November lawn maintenance, Blanchard Services at \$20 for weed control in common areas, EAC Landscaping at \$100 for the removal of two diseased palms at the front entrance, Blanchard Services at \$85 for irrigation maintenance and service, FPL at \$29.07 for electric, and Blanchard Services at \$52 for common area weed and feed of grass.

Alice reported that the 2020 Budget/Operating expenses would remain the same as the 2019 Operating expenses at \$19,650. Divided by the number of homes, which is 97, each homeowner assessment would be \$202.58 (\$16.88 a month). A question from Ken arose about the difference between the 2020 and the 2019 assessments. A carry over was used in 2019, something that has never previously been done, and no carry over is going to be used for the 2020 expenses, as that depletes the reserve which needs to be kept for unexpected expenses. The community is now 25 years old and new maintenance issues will arise. Alice made a motion to approve the budget, Nancy seconded the motion and the motion was approved. There will be a letter of explanation that will go out with the budget to each homeowner.

ARC report by Manny Ramos: As mentioned at last meeting, pressure washing of the two walls on Foxridge and Falling Leaf was completed, although they still need to be painted, grass at front entry was removed and replaced with new sod, new mulch put down in the front, two diseased palms were cut down and removed behind the Devon's Glen entry wall. The common area by Hundred Acre Hollows, the six foot wide strip, was cleared out as much as possible. Pepper trees were removed and several oak trees were left to grow. The hope is that the grass will fill in, but that area still needs to be maintained by Devon's Glen. Pending is the stucco at front entry wall which needs to be repaired and painted; the electrical panel/meter by benches needs to be replaced due to corrosion, 3 palms need to be removed and replaced, 2 stumps still need to be ground down; a palm on Foxridge was removed by the previous board but not replaced. Still looking into additional streetlights.

Open forum: Estimates for new sod near benches was discussed. One estimate received for \$650 but two more will be obtained. Waiting on one estimate from Extreme Electric to replace the electrical panel/meter, and another estimate will be obtained for that as well.

Estimates ranging from \$6-\$12,000 to take care of "Jeff Newton's wall" have been quoted. This has been a pending project for over five years and has never been taken care of. Making it a priority for 2020 is important. Several estimates will be obtained. Alice has received from Jeff Newton the contact information that he received from St. Johns. No information was passed on to the current board with where the situation stood, so the present board has more or less been starting from scratch. Manny pointed out that in the four most recent budgets (2016, 17, 18 and 19) there is nothing that has been allocated for this project. Anything that might have been there prior to 2016 was removed from the budget's line items.

Also pending is the power washing of the driveway at the cul de sac by the entrance to Hundred Acre Hollows, which needs to be cleaned again.

Nancy made a motion to adjourn the meeting and it was seconded by Manny. The meeting adjourned at 11:23am.

Nancy Johnson, Secretary

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