

**DEVON'S GLEN HOMEOWNERS' ASSOCIATION (DGHA)**

**ANNUAL ELECTION BOARD MEETING MINUTES**

**May 18, 2017**

**Attendees:**

**Board Members in Attendance:**

John Lynch, President  
Branden Badure, Vice President  
Maria Badure, Treasurer  
Ken Clawson, Secretary  
Bob Paden, Board Member  
Vic Guerrero, Board Member  
Brian Lammers, Board Member

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

None

**Other in Attendance:**

Nachawin Clawson, 1260 Foxridge Place  
Alice Llaneras, 636 Ashbury Ave  
Luis Ramos, 636 Ashbury Ave  
Kathy Guerrero, 720 Ashbury Ave  
Marcus Hering, 697 Ashbury Ave  
David Carrasco, 643 Ashbury Ave  
Jennifer Carrasco, 643 Ashbury Ave  
John Sander, 708 Ashbury Ave  
Jeff Newton, 648 Ashbury Ave  
Roberta Newton, 648 Ashbury Ave  
Nancy Johnson, 661 Ashbury Ave  
Mel Johnson, 661 Ashbury Ave

1. **Call to Order:** It was determined that a quorum was present and John Lynch, Board President, called the meeting to order at 7:03 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. Treasurer's Report/Finance
    - 2.3.1. Collection of past due owners' assessments
  - 2.5. Architectural Review and Landscape Committee (AR&LC) Report
    - 2.5.1. Owners' requests considered
    - 2.5.2. Lake assessment and lake maintenance
    - 2.5.3. Other AR&LC Issues
  - 2.6. Standing Items
    - 2.6.1. Website (unofficial Facebook page)
    - 2.6.2. Confirm list of owners and renters
    - 2.6.3. Changes to Covenants (on hold)
    - 2.6.4. New residents welcoming committee

- 2.7. Old Business
- 2.8. New Business
- 2.9. Open Forum
- 2.10. Adjourn (approved agenda by John Lynch and seconded by Vic Guerrero)

### **3. Treasurer's Report/Finance:**

- 3.1. Maria Badure reported that the Devons Glen account contained \$49,445.76.
- 3.2. Maria Badure stated that there was twelve homeowners with an unpaid balance for the annual homeowner's assessments. She has made contact with the homeowner's with a balance to make payment as soon as possible.
- 3.3. The Treasurer's report was approved by John Lynch and seconded by Branden Badure.

### **4. Architectural Review and Landscape Committee (AR&LC) Report:**

- 4.1. Benny Soto was not present to speak about issues concerning the ARC.
- 4.2. Owners' requests considered.

### **5. Standing Items:**

- 5.1. Confirmed list of owners and renters. The document has been added to the Devon's Glen website.
- 5.2. Cleaning up of pets has been covered in previous meetings. Some pet owners are failing to clean up after their pets.
- 5.3. Nancy Johnson was asked about what her actions were regarding welcoming new owners to the community, in the past. She would provide a Publix gift card for \$15 and a Publix shopping bag to welcome people to the community.

### **6. Old Business:**

- 6.1. Common area near Jeff Newton's home and the concern with erosion with the retaining wall is still pending. Landscape depot has provided a list of prices for plants and fill dirt. Cost for fill dirt was estimated to be \$11,059.00.
- 6.2. Discussion of the budget for replacing 10 new foxtail palm trees to replace dead and dying queen palms was discussed. A notice should be created to inform owners that the easement along the street is the discretion of the HOA and homeowners can't refuse tree placement along the easement.

### **7. New Business:**

- 7.1. There appears to be an issue with the timers on the irrigation system resetting itself each morning which causes the scheduled timing to coincide with the county water supply for the sprinklers. Nancy Johnson advised Brian Lammers had been resetting the timers each day. Blanchard lawn maintenance was the contractor that installed the timer.

### **8. Open Forum:**

- 8.1. Members discussed the problem with vehicles speeding along the streets in the community. David Carrasco said that the issue has been an ongoing problem for some time.
- 8.2. Alice Llaneras was concerned with the upcoming school year end and having had damage to her property last year by unknown youth. She was concerned that a similar incident may re-occur. Community members advised they will remain cognizant of any large gatherings of youth in the community that could be a problem.

- 8.3. Vic Guerrero talked about an overgrowth of weeds in the common area with the benches along Ashbury. Maria Badure said she would get in contact with Klip and Kut lawn maintenance to address the weeds and lack of fertilization.
  - 8.4. Members brought up the concern that some properties were not keeping their lawns groomed and trees trimmed. John Lynch said that if there are issues that come to light allow the board to address it rather than Suntree Master's. There is a member of the Suntree Master's board that conducts drive through's of all communities to identify non-compliance with covenants issues.
  - 8.5. Marcus Hering discussed a projected plan of a fence in his yard with a drawing and plan. The plan was preliminary and presented to the board for assessment. The plan for his fence was determined to be acceptable as long as necessary permits by the county were obtained and when a specific location and type of material was decided upon, Marcus would bring further details to the board.
  - 8.6. Nancy Johnson brought up the area of property leased along the north side of Devon's Glen property that has been leased by Hundred Acre Hollow's that will be used for walking and other recreation. The main access to the area is to be used at Holiday Spring's community area. The concrete path area at the north side cul-de-sac on Ashbury Ave, is Devon's Glen property. Vic Guerrero advised that during County meetings it was determined that Devon's Glen community members did not agree to an access point through the community for any purposes other than emergency vehicles. Previous contractors that were going to build in the leased county property rescinded their plans to build in the area because Devon's Glen community refused to allow access through the area for future construction or future residents of the area that was planned. The developers scrapped their plans and decided not to build in the area. Nancy Johnson said that (Anita) from Hundred Acre Hollow's could come to a Devon's Glen HOA meeting to discuss the plan for the area
9. **Adjourn:** Meeting adjourned at 7:58 pm. by John Lynch, seconded by Branden Badure. All members agreed.

John Lynch  
HOA President

