

DEVON'S GLEN HOMEOWNERS' ASSOCIATION (DGHA)

BOARD MEETING MINUTES

July 20, 2017

Attendees:

Board Members in Attendance:

John Lynch, President
Maria Badure, Treasurer
Ken Clawson, Secretary
Bob Paden, Board Member

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

None

Other in Attendance:

Nachawin Clawson, 1260 Foxridge Place
Jordan Stark, 1205 Foxridge Place
Nancy Johnson, 661 Ashbury Ave
Michele Clekner, 746 Ethan Glen Way
Charles Hamilton, 1272 Foxridge Place
Beverly Hamilton, 1272 Foxridge Place
Dominick Calvoni, 624 Ashbury Ave
Barbara Lyn, 7827 Falling Leaf

1. **Call to Order:** It was determined that a quorum was present and John Lynch, Board President, called the meeting to order at 7:01 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 Bob Paden)

3. Treasurer's Report/Finance:

- 3.1. Maria Badure reported that the Devons Glen account contained \$45,751.92.
- 3.2. Maria Badure stated that there was three 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 Bob Paden.

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

- 4.1. Benny Soto was present to speak about issues concerning the ARC.
- 4.2. The continuance of Klip and Kut as the HOAs lawn maintenance professionals was discussed and it was unclear if Klip and Kut were to remain as the contractor. Maria Badure stated she would contact them to determine their intent. If not other lawn maintenance professionals were interested in the service to include L&S, Brevard Lawns, Easy Landscaping and Sun Tree Landscaping, owned by Roberto Bilotti.
- 4.3. Benny Soto advised that SMHA did not have John Lynch's contact information regarding him being the president of the DGHOA. Ken Clawson advised that they were given the meeting minutes after the annual elections.
- 4.4. A newsletter was discussed to be generated to remind residents to keep their lawns and yards presentable.
- 4.5. Nancy Johnson spoke of broken sprinkler heads in the common area near the park benches that need replacement. John Lynch advised that Blanchard came out on July 9th and fixed the timer. John Lynch said he would check the sprinkler head.
- 4.6. Jordan Stark ascertained about the purchase and placement of new foxtail palm trees along the easements. Jordan asked if a letter needs to be submitted to any resident where a new palm is to be planted. The board advised that a letter is not necessary since the trees are on the easement which is Devon's Glen property.
- 4.7. A resident on 1228 Foxridge complained that a common area, normally cut by Klip and Kut had not been cut for some time and the grass had grown quite high.
- 4.8. The spraying of lake by Aquatic Systems had been discussed and there were no issues.
- 4.9. Benny Soto advised that he had seen people fishing in the lake along Foxridge and Ashbury. Benny was advised that people who fish in the lakes catch and release the fish which is an authorized activity.
- 4.10. Nancy Johnson ascertained who was going to pick the weeds along the front signs, she had done the weeding herself. It was asked if a lawn service could be contracted to pull the weeds in the area.

5. Standing Items:

- 5.1. Confirmed list of owners and renters. The document has been added to the Devon's Glen website.
- 5.2. John Lynch advised the land plats were not being able to be opened on the web site. Ken Clawson said he would determine why the document was not displaying properly.
- 5.3. Cleaning up of pets has been covered in previous meetings. Some pet owners are failing to clean up after their pets.

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. Rebecca Soto mentioned a bulletin board for the community to be erected in the common area. The item would be considered for feasibility and necessity since there is an electronic web site to display the information.

7.2.

8. Open Forum:

8.1. Nancy Johnson talked about an overgrowth of weeds in the common area with the benches along Ashbury. It was advised that any cutting of the area had to be coordinated with St John's River Management for awareness and prevention of any ecosystem damage.

8.2. Marcus Hering had come to the last HOA meeting and presented a plan to put a fence in his yard. Marcus had decided to put any plans of the type on hold for the foreseeable future.

8.3. Jordan Stark advised that she would be interested to work with Benny to plan and coordinate to have the trees placed. Ken Clawson asked that a map of what residences the trees would be placed in front of. John Lynch advised Jordan Stark to look into the prices of the trees but advise the board prior to any action to ensure that the trees were not beyond the scope of the projected budget of \$3000.00.

9. Adjourn: Meeting adjourned at 7:50 pm. by John Lynch, seconded by Bob Paden. All members agreed.



John Lynch
HOA President