

Devonwood Community Association, Inc.
Board of Directors Meeting
May 19, 2011

Minutes

The Meeting of the Board of Directors of the Devonwood Homeowners Association, Inc. was called to order at 7:11 pm by the President Kip Hudakoz. Board members present were Kip Hudakoz, President, Dan Marinaro, Vice President, Ken Ramsy, Treasurer and Kathy Caldora, Assistant to President. Board members absent were Mindy Mchosck, Assistant to Vice President. Pricilla Rutter represented Property First, Inc. The meeting was held at the Devonwood Homeowners Association, Inc, Tennis Courts.

The First item on the agenda was Call to Order.

A quorum was established. A motion was made by Kip Hudakoz, Seconded by Ken Ramsy to Call the meeting to order at 7:11 pm.

Before the items on the agenda were discussed Ken Ramsy informed the board that Mindy Mchosck has resigned from the board.

The Next item on the agenda was Financial Report.

Kip Hudakoz gave the Financial Report.

The Next item on the agenda was Security/Cameras.

Kip Hudakoz gave report. Lately, there has been an increase in crime in the neighborhood. Two (2) homes have been broken into and there have been numerous cars that have been broken into. The deputies that patrol the neighborhood are only on the property during certain hours. Therefore, installing security cameras could offer twenty-four (24) hour surveillance. Kip Hudakoz has received and gone over information about the cameras with Thomas, the contractor for installing and programming cameras for the Devonwood Homeowners Association, Inc. The cameras that are currently installed were originally installed for surveillance of the common areas, not homes. Since the crime rate in the community has risen there has to be some type of security. Entrance gates are not an option for Devonwood Homeowners Association, Inc. Cameras tend to be expensive.

Thomas gave a presentation. He commented that the trimming of the tree near the tennis court was great, now the cameras that are currently installed can get a good view of Fenwick Dr. One option for the new cameras would be a wireless connection, which is less expensive than hard line. Devonwood Homeowners Association, Inc. already has the DVR needed for wireless cameras. The proposal for the new cameras is as follows: There will be two (2) zoom cameras installed at the Chickasaw Trail Entrance at ground level facing incoming traffic and outgoing traffic to get a picture of licenses plates entering and exiting the community; There will be a zoom camera installed on the exiting side of the Chickasaw Trail entrance attached to a light pole to cover the surrounding area and also to focus on the two (2) cameras at ground level to capture anyone vandalizing the cameras. Ken Ramsy wanted to know if a camera can be installed at the end of Ashley Lane to monitor that street. Kip Hudakoz responded to Ken's question with, Devonwood Homeowners Association, Inc. has to be careful about where the placement and how much coverage is on the cameras due to privacy laws.

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No camera shall monitor any homeowners' property, if the cameras were to do so this would be invasion of privacy. Kip Hudakoz drew a diagram for the board to show what the camera on the light pole can cover. He explained to Ken Ramsy that anyone entering and exiting Ashley Lane will be on camera. Kip Hudakoz suggested an additional zoom camera be attached to the pole located at the tennis courts to capture surveillance at the Valencia College Lane Entrance allowing the original cameras to cover the common areas as originally planned. This will allow the cameras a lot more monitoring. The estimated total cost of installing and programming the cameras is about \$10,100. Kip Hudakoz suggested that if the cameras are to be installed that the police surveillance should be cut in half, going from eighty (80) hours of surveillance a month to forty (40) hours a month. The cost of having the police on the property is thirty-five dollars (\$35) an hour. By reducing the time the association can save \$1,400 a month. The Sherriff Department now has access to the surveillance cameras. Ken Ramsy is having trouble getting into the cameras online. Kip Hudakoz is to send Ken Ramsy and Dan Marinaro the new password. Kip Hudakoz mentioned that something to consider if the board decides that the cameras are installed is the upcoming budget. If the cameras are installed assessment fees will need to increase to replenish the money that will be used from the reserve account.

Association fees will need to increase anywhere from five percent to fifteen percent (5% - 15%). The board has the authority to raise fees up to fifteen percent (15%) without a community vote. As long as the current board members have been on the board, assessment fees have not increased, rather they have decreased even with all the improvements that the board has accomplished for the community. The estimated raise of assessment fees will be from \$120 a quarter to about \$138 a quarter.

A motion was made by Ken Ramsy, Seconded by Dan Marinaro to have the four (4) zoom cameras, as mentioned above, to be installed at a cost not to exceed \$10,500. Motion carried unanimously.

With no further business before the Board, the meeting adjourned at 8:25 p.m.

Respectfully submitted for the Secretary.

Beth Palmer
Property Manager
Devonwood Homeowners Association, Inc.