Devonwood Community Association, Inc.
Board of Directors Meeting
March 16, 2011
**Minutes**

The Meeting of the Board of Directors of the Devonwood Homeowners Association, Inc. was called to order at 7:00 pm by the President Kip Hudakoz. Board members present were Kip Hudakoz, President, Dan Marinaro, Vice President, Ken Ramsy, Treasurer and Mindy Mchosck, Assistant to Vice President. Board members absent were Kathy Caldora. Beth Palmer represented Property First, Inc. The meeting was held at the Devonwood Homeowners Association, Inc, Tennis Courts. Notice was properly posted on the property seventy-two (72) hours in advance.

The First item on the agenda was **Calling of the Roll.**
A quorum was established.

The Next item on the agenda was **Proof of Notice of Meeting or Waiver of Notice.**
Notice was properly posted on the property forty-eight (48) hours in advance.

The Next item on the agenda was **Reading and Disposal or Waiver of Any Unapproved Minutes.**
A motion was made by Kip Hudakoz, Seconded by Dan Marinaro to waive the reading of the minutes. Motion carried unanimously.

The Next item on the agenda was **Financial Report.**
Financial Report was read by Kip Hudakoz.

* Proceeding with Foreclosure on all Accounts Over $500.00
  All accounts, except bank owned properties, were turned over to the attorney. Management was asked to provide the Board with names and addresses of homes that are tenant occupied. The Board will then look into the process and fees of turning these accounts over to the attorney to collect arrears from tenants.

The Next item on the agenda was **President's Report.**
There is a light out at the Devonwood Homeowners Association, Inc. Tennis Court.

The Next item on the agenda was **Old Business.**

* Gazebo
  The lowest bid for the Gazebo is $8,000. Ken Ramsy recommended that the Gazebo is paid for by Devonwood Homeowners Association, Inc. The Board decided that there is not enough funds and that Devonwood should continue with the Grant.

The Next item on the agenda was **New Business.**

* Paver for Front of Tennis Court
  A motion was made by Ken Ramsy, Seconded by Dan Marinaro that Mindy McHosck is to get bids for the pavers. Motion carried unanimously.
* Lawn and Dead Grass and the General Conditions of Homes
  Concentrate on houses that need lawn maintenance. Also focus on roofs.
* Quarterly Meetings
  A motion was made by Kip Hudakoz, Seconded by Dan Marinaro to have quarterly meetings. Motion carried unanimously. A motion was made by Ken Ramsy, Seconded by Mindy McHosck to explore having meetings online rather than meeting at the tennis courts. Motion carried unanimously.
* Sign for Entrance
  Property First, Inc. to get signs for front entrance.

Property First, Inc. to contact Orange County about resurfacing the roads in Devonwood Homeowners Association, Inc.

With no further business before the Board, the meeting adjourned at 8:35 p.m.

Respectfully submitted for the Secretary.

Beth Palmer
Property Manager
Devonwood Homeowners Association, Inc.