

Devons Glen HOA Annual & BOD Meeting / Elections Minutes

Date: December 22, 2025

Time: 6:00 PM

Location: Pavilion at ST Masters Association

Board Members in Attendance: Kristin Runman, Kevin Fogg, Dan Norfolk

1. CALL TO ORDER / Proof of Notice / Quorum

1.1 Meeting called to order at 6:00 PM. Quorum confirmed. Proper notice of the Annual Meeting was provided in accordance with the Association's governing documents and Florida Statute 720.

2. APPROVAL OF PRIOR MINUTES

2.1 November 19, 2025, minutes were reviewed. A motion to approve was made and seconded. Motion passed unanimously.

3. TREASURER'S REPORT

3.1 Current cash balance reported as \$17,799.49.

3.2 AR balance is \$4520.56

3.3 Three delinquent accounts (more than two years overdue): Cattel, Winchester, and Carson. Letters were sent.

3.4 Reminder letters sent to all other homeowners overdue for 2025 fees.

3.5 Motion to approve Treasurer's Report was made and seconded, passed unanimously.

4. ARC REPORT

4.1 Palm trimming is still pending.

5. OLD BUSINESS

5.1 ERS erosion and lake treatment ongoing; lake conditions improving.

5.2 Lien follow-up: delinquent homeowners have 45 days to respond per Florida Statute 720.

6. NEW BUSINESS

None

7. Elections

7.1 Elections: It was noted for the record that no candidate applications were submitted in advance of the meeting. In accordance with the Association's governing documents, nominations were taken from the floor.

The following nominations were made:

- Don Ogden
- Steve Marinaro

No additional nominations were submitted.

Because the number of nominees did not exceed the number of available Board seats, no ballots were required, and the election was conducted by acclamation.

7.2 Announcement of Elections Results

The following individuals were elected and/or confirmed as members of the Board of Directors:

- Kristin Runman – continuing Director
- Dan Norfolk – continuing Director
- Kevin Fogg – continuing Director
- Don Ogden – newly elected Director
- Steve Marinaro – newly elected Director

The Board of Directors now consists of five (5) members.

7.3 Organizational Meeting of the BOD --Following the Annual Meeting, the newly seated Board of Directors held an Organizational Meeting to select officers.

The following officers were designated:

- President: Kristin Runman
- Vice President: Don Ogden
- Treasurer: Dan Norfolk
- Secretary: Steve Marinaro
- Board Member: Kevin Fogg

8. Homeowner Comment Period

8.1 A homeowner comment period was opened. General discussion occurred regarding landscaping, lake maintenance, erosion concerns, and vendor performance. No motions were made during the homeowner comment period.

9. ADJOURNMENT

9.1 There being no further business, a motion to adjourn was made and seconded, passed unanimously.

9.2 Next meeting to be held on January 21, 2026, at 6:00 pm at ST Pavillion