

Devons Glen HOA Board Meeting Minutes

Date: March 18, 2026

Time: 6:00 PM

Location: Pavilion at Suntree Masters Association

Board Members Present:

Kristin Runman, Dan Norfolk, Steve Marinaro, Kevin Fogg

1. CALL TO ORDER

Meeting was called to order at approximately 6:03 PM by President Kristin Runman.

Quorum confirmed.

2. APPROVAL OF PRIOR MINUTES

Minutes from the February 18, 2026 meeting were distributed in advance.

Motion to approve the February 18, 2026 minutes was made by Kevin and seconded by Dan.

Motion passed unanimously.

3. TREASURER'S REPORT

Dan Norfolk reported:

- Ending balance: \$35,720.12
- Accounts receivable: \$8,042.62

Delinquency / Collection Update:

- NOLAs issued by Towers for two (2) homes
- One previously delinquent homeowner is now paid in full
- Two (2) liens currently in process
- Additional Notice of Intent letters remain within the 45-day period
- Upon expiration, Towers will proceed with NOLAs for four (4) additional delinquent homes

Overall delinquency process is progressing as expected.

4. ARC REPORT

Kevin Fogg reported:

- One ARC inquiry received:
 - Roof replacement and garage door painting
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5. OLD BUSINESS

5.1 ERS Lake Monitoring Update

Kevin reported:

- Ongoing algae issue in the lake has been evaluated with ERS
- Three types of algae discussed:
 - Common surface algae (pollen-related)
 - Floating green/black algae (previously treated)
 - More resistant brown algae currently present
- ERS applied a new treatment targeting the resistant algae approximately 3–4 days prior
- Board will continue to monitor effectiveness of treatment

Discussion included:

- Possible contributing factors (organic debris, weather conditions, cold snap)
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6. NEW BUSINESS

6.1 Paint Color Book Review / Yellow Color Request

As carried over from the February meeting, the Board discussed the homeowner request to paint a home a color not currently included in the approved paint palette.

Discussion included:

- Current requirements of the paint color book
- Consistency and aesthetics within the community
- Similar colors already present in the neighborhood
- Whether individual approvals or a broader update to the paint book is more appropriate

An initial motion to deny the request and form a committee did not pass.

A second motion was made to:

- Approve the homeowner's requested paint color, and
- Form a committee to review the paint color book and consider adding additional colors with community input

Motion: Approved

The ARC form reflecting approval was signed during the meeting.

6.2 Board Vacancy / Appointment Discussion

- The Board discussed that a Board member had missed multiple meetings and was no longer serving
 - The Board discussed interest from a homeowner in joining the Board
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6.3 Florida Statute 720 Board Certification

- Board members discussed completion of the required education course
 - Certificates will be submitted and maintained for Association records
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7. HOMEOWNER COMMENTS

Homeowners were given the opportunity to speak.

- Lawn contracts discussed
 - Sunbiz filing discussed
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8. ADJOURNMENT

Motion: Steve

Second: Dan

Vote: Approved

The meeting was adjourned.

Next Meeting

To be determined.