Devonshire Pointe Homeowners Association

Quarterly Board Meeting - 10-12-2026

Board Members in Attendance: Lauren Plennert, Scot Armour, Courtney Bennett, Kevin Cullen, Leigh Cataldo, Jim Sweeney, Erik Lundry, Cindy Seigel, Leah Gerbeth

1) Treasurer's Report – Scot Armour

a) Review Treasurer's Report
b) Update on required filings
   i) Taxes - 2024 & 2025 are in the works
   ii) Business Entity Report filed
c) 2026 Dues Update
d) Liens for homeowners who have not paid dues
e) 6 homes sold so far in 2026
f) Online Access for 1st Source Account coming soon

2) Maintenance/Landscaping Committee Report – Erik Lundry & Jim Sweeney

a) Updates on our service providers
   i) Erik - Mow/Trim/Fertilize
      (1) Keep them for next year
   ii) Jim - Sprinkler system to winterize soon
b) Erik - Electrical update - East Entrance, Island outlets for holiday lights - waiting until sprinklers are turned off
c) Path/Trees/Clean Up
   i) Deciding whether to plant a new tree and grind stumps
   ii) Will reach out to Ruiz for weeding bad parts and spraying
d) Entrance Flowers for fall look wonderful

3) Lake Committee Report - Courtney Bennett & Cindy Seigel

a) Lake Health - looks great -
b) Lake Pump electrical - Bill is following up - part was under warranty
c) Treatments - Aquatic Weed -

4) Social Committee Report – Courtney Bennett, Leigh Cataldo, Leah Gerbeth, Lauren Plennert, Cindy Seigel

a) **2026 Events**
   i) **Easter Egg Hunt - Leah** - Saturday, 3/28 at 10am, Red Fox Drive
   ii) Spring Garage Sale - Leigh & Lauren - Friday and Saturday, May 29-30, 8am - 2pm
   iii) **4th of July Parade - Cindy** - Saturday, 7/4 at 9am, Taddington Ct.
   iv) **End of Summer Block Party - Leigh & Lauren**
      (1) Sunday, Sept. 13., 2-5pm
      (2) Fox Chase & Devonshire Pointe joint block party

(3) Location: Good Shepherd United Methodist Church
   (a) Field, parking lot, playground at church
   (b) About 100+ people
   (c) Bounce houses, Combat Dolphins, Pancake Lady, Walking Tacos, Gelato guy
      (i) For next year have a sign for the younger kid bounce house - sign for bigger kid bounce house
   (d) Split costs b/w Fox Chase & Devonshire Pointe - waiting on check from Fox Chase

v) **Turkey Trot - Courtney** - Thursday, 11/27 at 9:30am, Taddington Ct.

vi) **Holiday Lights Competition - Lauren** – December Dates TBD
   (1) Coordinate w/ Saddlebrook(?) & Fox Chase

vii) Other - Leah
   (1) Veteran's Day Appreciation Flags and note for those who served
   (2) Veteran's Day Entrance Banners
   (3) Holiday Wreaths

5) Communications / Publicity Committee – Lauren Plennert & Leah Gerbeth

a) 117 Website email subscribers
b) 150 Facebook group members
c) 60% Emails in Quickbooks

6) Architectural Control Committee Report – Leigh Cataldo & Kevin Cullen

a) Little Free Library latch to be inspected
b) Architectural Requests
   i) Shed - resubmitted with more information
c) Documented listing of what we need for each type of architectural control committee request
d) Reminder to submit fall projects to architectural committee for approval prior to starting

7) Covenants Committee – Leigh Cataldo & Kevin Cullen

a) Post Lights - Reminder/Required
b) Reminders for fall
   i) Keep beaches clean
   ii) No dumping into the lake
   iii) Keep storm drains clear
   iv) Keep property landscaping maintained
   v) Keep dogs on leashes and ensuring that invisible fences are working for safety of other pets and owners/families
   vi) Be respectful of neighbors during dark hours
   vii) We do not allow solicitors and have signs at both entrances of our neighborhood
c) Discussion on rentals of homes
d) Discussion on covenant updates

8) Open for additional comments or questions from the floor

a) Open for discussion by each board member
b) Decide on 2027 meeting dates including January all resident one
   January 19 @ 5:45 at the Harris Branch Library, April 20, July 20 and October 12