

**Kylemont @ Lansbrook Homeowners Association
Annual Meeting Minutes
November 24, 2014**

Attendees

Board Members: John Gregor, Ken Kunsman, Rob Moore, Garry Thasho,

Homeowners: Carole Consenza, Carol Jackson, Helga Kringe, Jackie Waldfogel

Call to Order

- President Ken Kunsman called the meeting to order at 7:00 PM
- Minutes from the December 16, 2013 Annual Meeting were approved.

Treasurer's Report

- Garry Thasho reported that the Kylemont Homeowner Association budget for 2014 is projected have an approximate surplus of \$4,000 at year end.
- A proposed budget for 2015 was presented and discussed.
- It was noted that liens have been placed on the following properties for past due association fees:
 1. 5132 Karlsburg
 2. 5173 Kernwood
 3. 5222 Karlsburg
 4. 5023 Kernwood
 5. 5146 Kernwood

President's Report

- Ken Kunsman provided a report on significant 2014 activities (see attached).

Vice President's Report

- Rob Moore provided a report on 2014 home owner communications (see attached).

Architectural Committee

- An architectural modification request was approval for 5167 Karlsburg place for repainting of the front door.

New Business

- The Board of Directors accepted Garry Thasho's resignation due to his recent move from Kylemont. The BOD thanked Garry for his many years of generous service to the Kylemont Home Owners Association and the Board of Directors.

Election of Officers

- No nominations were received for the open Board of Director positions. As a result the Board of Directors consist of the following members"
 - John Gregor term expires 2015
 - Ken Kunsman term expires 2015
 - Rob Moore term expires 2016
 - Ricky Negron term expires 2016

Homeowner Comments

- None

Adjournment

- The annual meeting was adjourned at ~8:00 PM.

Kylemont HOA Annual Meeting – President’s Report – November 24, 2014

Board of Directors

- ❖ Business meetings held bi-monthly: Jan-Mar-May-July-Sep-(Nov)
- ❖ ACC approvals conducted via email for expediency
- ❖ Operated with five members; Thank you to Garry, John, Rob and Ricky
- ❖ Street lighting options investigated
- ❖ Mailbox repair process pursued
- ❖ Stronger ties / communication with LMA and other HOAs
- ❖ Resignation of Treasurer, Garry Thasho

General Landscaping

- ❖ Davey Landscaping contract reviewed, terms retained
- ❖ Walked property for compliance with berm maintenance
- ❖ Pine straw mulch applied along hedge rows
- ❖ Addressed overgrowth around ponds, clear cutting has commenced
- ❖ Secured information for an alternate vendor Valley Crest

Ponds

- ❖ Addressed scheduled visits of current vendor; treating at least monthly
- ❖ Addressed unacceptable growth and trash along embankments
- ❖ Assessed SWFTMD requirements for growth on littoral shelf in Pond D
- ❖ Addressed undesired growth in Pond D along banks and on littoral shelf
- ❖ Discussed action plan in front of LMA board with Lynwood HOA officers
- ❖ Pursuing quote from alternate vendor (LMA contractor)

Entrance Island

- ❖ Worked with LMA to remove unsatisfactory drip lines
- ❖ Worked with Valley Crest on low-maintenance, sturdy landscaping
- ❖ Worked with LMA to install appropriate irrigation per landscape plan
- ❖ Valley Crest will replace plants that fail within first 60 days
- ❖ Valley Crest replacing the plants eaten by deer
- ❖ Considering alternatives for the large lilies
- ❖ Lighting options being evaluated (LED) for trees and sign

Trees

- ❖ All Kylemont oaks trimmed (Valley Crest), should be good for 5 years
- ❖ All palms pruned, should be good for 1 year

Miscellaneous

- ❖ Holiday parties (Santa Truck, Halloween) continue to draw 30+ kids
- ❖ Funding \$750 toward Bryan Lane lighting for student safety
- ❖ Deer overpopulation is an LMA concern; thinning options being considered
- ❖ Two nuisance alligators removed
- ❖ Sidewalks power-washed (safety issue) on Kernwood

Next Year

Entrance Island

- ❖ Involving residents in planting annuals within compost area
- ❖ Securing Valley Crest maintenance; extends plant warranty to 12 months
- ❖ Evaluating motion-detection systems to frighten deer
- ❖ Scheduling sign and fence cleaning / painting, as needed

Ponds

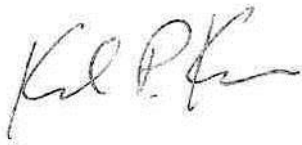
- ❖ Keeping perimeters and weir dams clear
- ❖ Pushing back Pond D growth to within littoral shelf designation
- ❖ Requiring additional diligence on trash removal

Maintenance

- ❖ Improving overall look of Highpoint Drive berm
- ❖ Securing bids to paint poles and street signs
- ❖ Removing dead trees and planning for end-of-life on others
- ❖ Evaluating reserve levels against KHOA irrigation assets

It has been an honor serving as your president this year, and I look forward to working with my fellow volunteers and wonderful neighbors to continue to make Kylemont a great place to live.

Respectfully submitted,



Kenneth P. Kunsman
President, Kylemont HOA

Kylemont HOA

Summary of 2014 Resident E-MAIL Communications

Communication is critical to ensure issues are addressed in a timely manner and to document progress towards resolution. The Board@Kylemont email was established to provide a convenient way for residents and others to communicate with the Kylemont Board of Directors. It has always been my goal to communicate in a concise and timely manner to bring quick resolution to issues. While I may not have had all of the answers, every reasonable effort was made to find the answers as quickly as possible and relay that information to the party concerned. Progress was made, but further effort will continue into 2015.

Below is a synopsis of the email communications received in 2014 and the actions taken:

- Several concerns were raised regarding the condition of Pond #5, including direct communication from Lynnwood residents

Action was taken by HOA President to begin the process of cleaning the pond. Mr. Kunsman met with contractor, Gator Aquatics, on several occasions to facilitate a plan towards resolution. Progress has been made; however, continued oversight will be necessary to complete the project

- Several complaints received regarding condition of the entrance island. Four different residents complained; a couple multiple times

The entrance island was improved in November. We were finally able to get the irrigation system problem fixed by LMA. Drip line system was replaced with a traditional sprinkler based system.

- Handful of requests received for installment plans for HOA dues

These requests were addressed on a case by case basis. Most requests were approved; however, because of the additional administrative costs, the Board would prefer to keep these requests at a minimum.

- There were 3 complaints regarding landscape issues from residents regarding adjacent neighbors.
- *Architectural review committee walked the neighborhood and documented deficiencies*
- There were 4 requests for information regarding repairs and/or parts for mailboxes
- *Residents were given the contact information for Brent Selby of Alumina Products. However, this remains an outstanding issue as we remain concerned about the level of service received, as well*

as the cost/availability of replacement parts. Board is investigating other potential service providers

- There were 3 requests for tree trimming/removal from homeowners adjacent to common areas.

Board requested tree contractor/arborist to inspect trees where indicated. Several dead trees were removed. Other trees were deemed "normal" and no further action taken. This information was communicated to residents.

- One resident complained about the condition/upkeep of neighboring foreclosed property. Resident was paying a service to mow lawn of said property. Suggested the HOA should be responsible for upkeep.

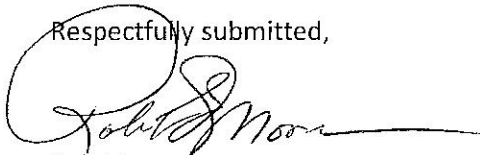
The Board thanked the resident for his efforts, but deemed that any expenditure on upkeep of foreclosed property(s) was not a prudent use of Association funds and could also be a liability issue.

- One resident raised a concern about a drainage ditch being dug on a property across the street and apparently draining from the rear of a home into one of the retention ponds.

Board member contacted Pinellas County. Members of the County engineering and environmental teams reviewed and found that no permit was required, nor was there any violation of county code. Resident was, however, asked that any further modifications be submitted via Architectural Review Form

This document is intended to provide a brief summary of email communications and does not include all communications and/or actions taken. It also does not include Architectural Review Requests.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rob Moore", with a large circular flourish on the left side.

Rob Moore
Vice President