

Kylemont @ Lansbrook Homeowners Association
Annual Meeting Minutes
December 4, 2017

Attendees

Board Members: John Gregor, Ken Kunsman, Rob Moore, Ricky Negron, Jane Swango

Homeowners: Sue & Walter Christian, Don Bruckert, Bob Malloy, Patrick Wheeler. Robert Goldinak,
David Selby, Susan Rampelberg, Joseph & Carol Mojher

Call to Order

- President Ken Kunsman called the meeting to order at 7:00 PM
- Minutes from the December 12, 2016 Annual Meeting were approved.

Treasurer Report

- Rob Moore distributed a summary financial report for January through November, 2017 which indicates that 2017 HOA expenditures will be ~\$2,000 under budget.
- Rob Moore reported that all foreclosures in Kylemont have been resolved and all properties are current on payment of association fees.
- Rob Moore noted that the 2018 HOA budget includes a reduction in the annual association fees.
- Rob Moore presented a proposed 2018 HOA operating budget for BOD review / approval.

President's Report

- Ken Kunsman distributed a President's Report (attached) on the HOA's 2017 activities / accomplishments and plans for 2018. The BOD reviewed and approved the 2017 President's Report.

Board of Directors Election

- Based on ballots received from Kylemont homeowners, Jane Swango was re-elected to a new 3-year term on the Kylemont Board of Directors. As a result, the Board of Directors consist of the following members:
 - John Gregor term expires 2018
 - Ken Kunsman term expires 2018
 - Rob Moore term expires 2019
 - Ricky Negron term expires 2019
 - Jane Swango term expires 2020

Homeowner Comments

- Patrick Wheeler noted that he would prefer a personal communication (versus letter) from the Kylemont Architectural Review Committee.
- Bob Malloy asked that bumps in the streets of Kylemont be fixed by Pinellas County
- Sue Christian noted that the berm landscaping at the corner of Highpoint Drive and Knob View Way looks bad and is in need to be renovated. It was agreed that Sue Christian and Jane Swango would meet with Logan Williamson of R. Williamson Landscape Contractors, Inc. to discuss necessary maintenance.
- Dave Selby noted that he is satisfied with the maintenance / condition of the pond behind his home.

Adjournment

- Ken Kunsman was adjourned the Annual Meeting at ~8:10 PM.

Kylemont HOA Annual Meeting – President’s Report – December 4, 2017

Executive Summary

The word for 2017 in Kylemont was “progress.” It wasn’t a flashy year in the neighborhood, but it was a foundational year that allowed us to move forward with plans and provided us all with the quiet comfort expected from a Lansbrook neighborhood. It was an honor serving again this year with wonderful board members Rob Moore, John Gregor, Ricky Negron and Jane Swango. My sincere thanks to each of them for faithful service.

Highlights:

- No more foreclosures! All 90 homes are contributing to the dues and views of Kylemont.
- Lights and plants at the entrance *still* look awesome; we plant fresh flowers once a year.
- Thank you, Kathy Galloway, for helping promote the May & October community sales.
- We kept a promise to attack the unwanted growth on the Pond D littoral shelf.
- We kept a promise to keep removing pines along the Highpoint Drive berm.
- We lowered HOA dues with a \$100 discount for early payment, and we’re doing it again.

I characterized 2015 as a year of “stabilization, and 2016 was marked with new energy. What made 2017 special was how we continued forward with that energy in beautifying our homes, and the common areas. We removed more than 20 dead and dying pine trees from around the common areas, and have a pledge to remove all pine trees from the berms within 5 years. We added plants to some of the ponds to help with algae blooms, and we removed all the thistle choking our cattails on the big pond. These projects were possible by the smart budgeting of our Treasurer, Rob Moore, who was a great steward of HOA funds through the lean years, when as many as six delinquent properties were not paying dues. Working with Rob, we were able to effectively lower dues in 2017 by offering a larger pre-payment discount, and we will again lower them in 2018.

Not even the threat of hurricane could dampen our energy or spirit. It was fun hosting hurricane parties in the driveway in the nights leading up to the storm, because each of those days I saw neighbor helping neighbor make preparations. Speaking of spirits, we had another huge turnout for the haunted house and Halloween Party, and I will update this letter after what I anticipate will be another fun visit with Santa and the East Lake Fire Dept.

Board of Directors

- ❖ Business meetings were held bi-monthly, with special meetings as needed
- ❖ 24 ACC requests were approved via email (10 more than last year)
- ❖ Inspections in April and November produced 50 letters for routine maintenance
- ❖ Hired a new (and improved) landscaping contractor
- ❖ Operated with five members; thank you Rob, John, Ricky and Jane
- ❖ Received loads of compliments on our great website

Plans for 2018

Ponds

- ❖ Keeping perimeters and weir dams clear
- ❖ Maintaining Pond D growth on littoral shelf
- ❖ Inspecting weir dams for SWFTMD compliance

Landscaping and Tree Maintenance

- ❖ Replanting in selected sections of Highpoint Drive berm
- ❖ Removing dead and dying pine trees and planning for end-of-life on others

General

- ❖ Planning community sales in the Spring and Fall
- ❖ Recruiting new volunteers for community parties at Halloween and Christmas
- ❖ Working with LMA, CNCN and the county on street repaving plans
- ❖ Investigating an end to Duke energy streetlight rental fees

Thank you for a wonderful year together and for all the kind emails. I look forward to working with the board in 2018 to fulfill our promises to the neighborhood, and to working with all neighbors to keep making Kylemont a great place to live.

Respectfully submitted,



Kenneth P. Kunsman
President, Kylemont HOA

**Kylemont @ Lansbrook Homeowners Association (HOA)
Business Meeting Minutes
December 4, 2017**

NOTE: Following adjournment of the 2017 Annual Meeting, a business meeting was called to order.

Attendees

Board Members: John Gregor, Ken Kunsman, Ricky Negron, Rob Moore, Jane Swango

Homeowners: none

Call to Order

- President Ken Kunsman called the meeting to order at 8:15 PM

Election of Officers

Following discussion, the following Kylemont HOA Board of Director officer positions were nominated and approved:

- President – Ken Kunsman
- Vice President – Ricky Negron
- Treasurer – Rob Moore
- Secretary – John Gregor
- Member at Large – Jane Swango

HOA Legal Services

It was moved and approved to retain the firm of Cianfrone, Nikoloff, Grant, Greenberg & Sinclair, P.A. as the legal firm for the Kylemont HOA.

2018 Operating Budget

- Treasurer Rob Moore distributed a proposed 2018 Budget for review. Following discussion, the BOD approved a 2018 operating budget of \$128,500. Notable aspects of the approved budget are:
 - Elimination of the bad debt expense for uncollectable HOA annual fees.
 - For 2018, the Homeowner annual fee will be reduced from \$1,500 to \$1,450. The annual fee is to be paid in either of two payments due in March and September, or in a single payment due in March with a discount of \$100.

Adjournment

- Ken Kunsman adjourned the Business Meeting at ~9:10 PM.