

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – March 11, 2019**

Attendees

Board Members: Kim Dauscher, John Gregor, Ricky Negron, Jane Swango
Homeowners: Rob Moore

Call to Order

- The Kylemont HOA BOD meeting was called to order at 7:00 PM
- The minutes from the January 7, 2019 Kylemont HOA BOD meeting were approved

Treasurer's Report

- Treasurer Rob Moore reported that the HOA financials for 2018 have been closed and the required report filed with the State of Florida (sunbiz.org).
- It was reported that 2018 HOA fees are still past due from the following properties:
 - 5059 Kernwood Ct
 - 5011 Kernwood Ct.
 - 5155 Karlsburg, Pl.
- Invoices for 2019 HOA fees have been mailed to all homeowners.
- 2019 expenses year to date are within the HOA 2019 budget.
- It was moved and approved to accept the Treasurer's report.

Architectural Review Committee

- The following requests was approved:
 - 5047 Kernwood Ct. – House exterior painting
 - 4978 Kernwood Ct. – Driveway paver installation
 - 5155 Kernwood Ct. – Roof shingle replacement
 - 5104 Kernwood Ct. - House exterior painting
 - 5191 Karlsburg Pl. – Roof shingle replacement
 - 4963 Kernwood Ct. – House exterior painting
 - 5156 Karlsburg Pl. – Roof shingle replacement
- A neighborhood inspection was recently completed, and letters will be sent to homeowners that have deficiencies to address.

Old Business

- Berm along Highpoint Drive – Jane Swango is still pursuing additional quotes for the installation of viburnum bushes to fill on areas where the previous landscaping has died. Jane will also follow-up with Brightview on potential landscape damage resulting from their recent removal of pine trees and the cutting of pine tree stumps to ground level.
- Aquatic Systems Lake Assessment Quote – The BOD tabled a decision on Aquatic Systems \$1,652 quote for a water column profile on Kylemont ponds B and D.
- Sidewalk Power Washing – John Gregor and Ricky Negron to coordinate for power washing of common area sidewalks and storm water sewer hoods in Kylemont.
- Pond X Weir Dam – John Gregor inspected the weir dam on Kylemont Pond X and reported that there is not a failure / leak that needs to be addressed. He will respond to the homeowners that have raised a concern on this.

New Business

- Kylemont Entrance – It was approved to expend up to \$400 for the installation of Pentas on the Kylemont entryway island. Jane Swango is to coordinate this with R. Williamson Landscaping. Also, Jane is to solicit quotes for BOD consideration on the trimming of the palm trees at the Kylemont entryway island.

Adjournment

- The meeting was adjourned at 7:55 PM

