

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – March 9, 2020**

Attendees

Board Members: John Gregor, Ken Kunsman, Ricky Negron, Aaron Spink, Jane Swango

Homeowners: Tyler McCormick

Guest: Rob Moore

Call to Order

- John Gregor called the Kylemont HOA BOD meeting to order at 7:05 PM
- The minutes from the January 13, 2020 Kylemont HOA BOD meeting were approved.

Financial Report

- Rob Moore provided a summary of the 2020 ytd HOA financials. He also noted the following:
 - All past due homeowner 2019 HOA fees have been paid.
 - County sanitation raised their monthly service charge garbage and recycle collection from \$1708 to \$1811. The 6% increase was partially driven by an increase in Pinellas County tipping fees.
 - The annual Quickbooks subscription fee increased 17% to \$754
 - An amount of \$11,142 was transferred from the HOA savings account to the operating checking account for partial payment of the \$17,500 invoice for removal of last 50 pine trees on the High Point berm.

Architectural Review Committee

- It was noted that notification will be sent to the homeowners of 4975 Kernwood Ct. and 5228 Karlsburg Pl. for necessary removal of a dead oak tree in the front lawn of their property.
- It was noted that Architectural Modification Requests were approved for solar panel installation at 5146 Kernwood Ct. and 5237 Karlsburg Pl.

Old Business

- Williamson Landscaping – A certified delivery letter was sent on March 7, 2020 to Williamson Landscaping with the HOA invoice for \$5,690 for reimbursement of annual pine straw / mulch that was not provided per their landscape agreement and their subcontractor damages to the LMA irrigation line along High Point Drive. It was also noted that a lawyer has proposed to pursue collection of this amount from Williamson Landscaping for a fee of \$500.
- Tree Removal – Approved at the January 13 meeting the following work was complete
 - Removal of 7 pine trees, 4 palm trees and 3 diseased oak trees in the Kylemont common area at the cul-de-sac at the south end of Kernwood Court
 - Removal of 50 pine trees on the berm along High Point Drive
- Entry Way Island Landscaping – Jane Swango will have West Coast Landscaping complete the installation of various perennials on the west and east end of the Kylemont entry way island. This work was approved at the January 2020 BOD meeting.
- Street Lighting – David Selby will coordinate a meeting with the appropriate Duke Energy representative to discuss maintenance / painting of the light poles in Kylemont.

New Business

- Tree Stump Removal – It was approved to spend \$4,125 for the removal / grinding of 74 tree stumps in the Kylemont Common areas at the south end of Kernwood Ct. and on the berm along High Point Dr.
- High Point Berm Hedge – It was approved to spend \$6,980 to install seventy (70) 15-gallon viburnum shrubs (4' - 5' height) on the berm along High Point Drive to replenish the gaps in the hedge line. To ensure that the newly installed hedges receive adequate watering, the following actions are to be taken:
 - Jane Swango will contact the LMA to determine the existing watering schedule for the berm and what additional watering can be anticipated following installation of the new viburnums.
 - Jane Swango will have West Coast Landscaping install the viburnums in mid-May to coincide with the typical increase in seasonal rain precipitation.

- Pond Maintenance – Clarity Civil and Environmental Service conducted the stormwater management inspection required by SWFTMD. The inspection identified several deficiencies that must be addressed before a satisfactory report can be submitted. Aaron Spink has asked Gator Aquatics to provide a quote for the necessary maintenance work.
- BOD Officer Election – The following Kylemont HOA BOD officer positions for established for 2020:
 - President – Ken Kunsman
 - Secretary / Treasurer – John Gregor

Adjournment

- The meeting was adjourned at ~8:12 PM