

**Kylemont @ Lansbrook Homeowners Association
Board of Directors Meeting
July 14, 2014**

Attendees

Board Members: John Gregor, Rob Moore, Ricky Negron, Garry Thasho

Homeowners: Jane Swango, Carol Cosenza

Call to Order

- Vice President Rob Moore called the Kylemont HOA BOD meeting to order at 7:05 PM
- Minutes from the May 12, 2014 meeting were approved.

Treasurer's Report

- It was reported that there is no change in the outstanding unpaid association fees.
- Due to past due association fees prior to 2014, home liens are in place on the following properties:
 - 1) 5132 Karlsburg Place
 - 2) 5222 Karlsburg Place
 - 3) 5032 Kernwood Court
 - 4) 5173 Kernwood Court
 - 5) 5146 Kernwood Court
- Also, an additional 8 homeowners have not submitted association fee payments in 2014. These will be assessed a \$35 late fee and the entire balance will be due by the September payment date.
- Garry Thasho provided a summary of the HOA expenses year to date which within budget.
- It was moved and approved to approve the Treasurer's report.

Architectural Review Committee

- Architectural change requests were reviewed and approved for the following:
 - 1) 4916 Kernwood Court – landscaping changes
 - 2) 5240 Karlsburg Place – side yard fence extension (per deed restrictions)
 - 3) 5185 Kernwood Court – addition of sun room at back of home roof (subject to Pinellas County approval)
- A neighborhood inspection was conducted on July 11. A list of homes requiring a letter to address deficiencies will be submitted to the BOD for review / approval.

Old Business

- Kylemont Entryway – It was reported that the LMA is planning to replace the ineffective drip lines with a standard irrigation / sprinkler system. This work is to be done in within the next couple of weeks. Rob Moore will contact the LMA to inquire if the inadequate topsoil can be removed by LMA maintenance during the irrigation change. Once this work is done, the landscaping will be renovated.
- Kylemont General Information and Guidelines – This document will be finalized for Board review and approval by July 18. One approved, it will be posted to the Kylemont website.
- Pond Maintenance – It was noted that Davie has not cleared the backside of the northeast retention pond so that it can be treated by Gator Aquatics. Rob Moore / Ken Kensman will coordinate this with Davie. Carole Cosenza noted that the Lynwood HOA BOD President plans to call SWIFTMUD to complain about the pond's condition.
- Kylemont General Information and Guidelines – This document is to be finalized for Board review and approval, following which, it will be posted to the Kylemont website.

New Business

- Berm Maintenance – It was moved and approved to have Davie add pine straw to the berm behind 5168 Karlsburg Place. Rob Moore / Ken Kunsman to coordinate.
- Mailbox Maintenance – To support homeowner maintenance of their mailboxes, the following is to be done:
 - Rob Moore to contact Alumina Products to get the specification for the mailbox and flag colors so that this information can be posted to the Kylemont Web site.
 - Rob Moore to investigate what mailbox parts can be ordered and stocked by the HOA for subsequent ordering by individual homeowners.
 - John Gregor to investigate ordering of replacement numbers.

Homeowner Comments

- None

Adjournment

- It was noted that future 2014 meetings are scheduled for:
 - Sept. 8
 - Nov. 10
- The meeting was adjourned at ~7: 55 PM.