

**Kylemont @ Lansbrook Homeowners Association
Board of Directors Business Meeting – May 12, 2015**

Attendees

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

Homeowners: none

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:07 PM
- Minutes from the March 9, 2015 business meeting were approved.

Treasurer's Report

- Treasurer Rob Moore reviewed the current status of the 2015 Kylemont HOA operating budget.
- It was noted that HOA fees for 2014 and 2015 are past due on 5155 Kernwood Ct. A certified letter is to be sent to the homeowners address in Queens (New York). If no response, a lien is to be placed on the property for the past due fees.
- The BOD discussed the HOA reserve account. It was generally agreed that the reserve account should be maintained at a sufficient level for the following items: entryway island (sign and landscaping), the littoral shelf in the north pond, the drainage weir damn, common property trees and hedges, and street signs. Rob Moore will conduct a cash flow analysis and recommend what funds should be in the operating budget versus reserve account.

Architectural Review Committee

- A neighborhood inspection was conducted on May 23 and letters were sent to 29 homeowners asking that specific items be rectified.
- Architectural Modification requests were approved for:
 - 5147 Karlsburg – replace roof shingles
 - 5083 Kernwood – exterior house repaint
 - 5185 Kernwood – replace roof shingles
 - 5099 Kernwood – tree removal
 - 5161 Kernwood – exterior house repaint
 - 5234 Karlsburg – exterior house repaint and replace roof shingles

Old Business

- Entryway Island Lighting – It was approved to spend \$1,195 to replace the broken entryway lighting controls, circuit breakers and enclosure.
- Pond Maintenance Report – See attached.
- Tree Maintenance – The LMA is to remove the dead pine trees behind 4904 Kernwood Ct.
- Street Lights – John Gregor will continue to negotiate with Duke Energy on refurbishing the street light poles in Kylemont.

New Business

- HOA BOD Liability Insurance – It was noted that the HOA liability insurance is expiring. Rob Moore will investigate options for renewal, including contacting the LMA management company to see what insurance carrier is used.
- Pinellas County Storm Water Tax - Homeowner Carole Cosenza is investigating the potential for homeowners to receive a tax credit from the county based on Kylemont's storm water drainage.

- Sidewalk Power Wash – It was approved to expend up to \$300 for power washing of the common sidewalks in Kylemont. John Gregor is to coordinate with a contractor.
- Waste and Recycle Collection – The BOD received a quote from Able Disposal for waste and recycle collection in Kylemont. The quote, which is approximately the same as County Sanitation, includes free 65 gallon waste and recycle bins. After discussion, the BOD chose not to pursue a change in vendor.
- LMA – It was noted that the LMA will coordinate a meeting of HOA presidents and management company representatives in the near future.

Homeowner Comments

- None

Adjournment

- It was noted that next BOD business meeting is scheduled for July 13, 2015.
- The meeting was adjourned at ~8:30 PM.