

**Kylemont @ Lansbrook Homeowners Association
Board of Directors (BOD) Business Meeting – May 11, 2016**

Attendees

Board Members: John Gregor, Ken Kunsman, Rob Moore

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:05 PM
- Minutes from the March 14, 2016 and March 28, 2016 business meeting were approved.

Treasurer's Report

- Treasurer Rob Moore reported that 2016 year to date expenditures are within the approved 2016 HOA budget.
- Following are status / actions on properties with past due homeowner association fees:
 - 5023 Kernwood Ct. – Property sold via short sale on May 6. The amount of past due association fees that will be collected is to be determined.
 - 5155 Kernwood Ct. – Certified letter sent for collections of past due 2015 association fees.
 - 5173 Kernwood Ct. – No change on past due fees for last several years.
 - 5174 Kernwood Ct. – Property in foreclosure. Letter sent to realty company for past due association fees.
 - 5155 Karlsburg Pl. – Certified letter sent for collection of past due association fees.
 - 5252 Karlsburg Pl. - Certified letter sent for collection of past due association fees.
 - 5208 Karlsburg Pl. – Past due association fees forwarded to Kylemont HOA legal for collection.
 - 5222 Karlsburg Pl. – Home vacant. No change on past due fees for last several years. Waiting on foreclosure proceedings.
 - 5132 Karlsburg Pl. – Property recently auctioned by Pinellas County Sheriff's department. Rob Moore will contact the Sheriff's department to request collection of multiple year past due association fees.

Architectural Review Committee

- Architectural Modification requests were approved for:
 - 5023 Kernwood Ct. – exterior house paint
 - 5128 Kernwood Ct. – front landscaping
 - 5044 Kernwood Ct. – replace roof shingles and exterior house paint
- Based on a recent neighborhood inspection, letters have been sent to 39 homeowners requesting that particular deficiencies with their property be corrected.

Old Business

- Entryway Island – Ken Kunsman reported that the renovation of the Kylemont entryway island has been completed.

New Business

- None

Homeowner Comments

- None

Adjournment

- It was noted that next HOA BOD business meeting is Monday, July 11, 7:00 PM @ 5123 Karlsburg Pl.
- The meeting was adjourned at ~8:00 PM.