

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

Attendees

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

Homeowners: Carol Jackson, David Selby, Sue & Walter Christian, Helga Krinke, Hannibal & Georgette Shabo

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:01 PM
- Minutes from the May 11, 2016 business meeting were approved.

Treasurer's Report

- Treasurer Rob Moore reviewed 2016 year-to-date expenditures which 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. Past-due Association fees of \$7,544.67 were paid in full during the closing of this property sale.
 - 5155 Kernwood Ct. – Past due first half 2016 association fees paid.
 - 5173 Kernwood Ct. – No change on past due fees for last several years. Property in foreclosure. HOA lien has been filed.
 - 5174 Kernwood Ct. – Property in foreclosure. Letter sent to realty company for past due 2016 association fees.
 - 5132 Karlsburg Pl. – Property recently auctioned by Pinellas County Sheriff's department. Motion filed on behalf of HOA to collect past due association fees from Surplus Funds portion of sale.
 - 5155 Karlsburg Pl. – Past due first half 2016 association fees paid.
 - 5208 Karlsburg Pl. – Payment plan agreement for past due association fees approved by BOD.
 - 5222 Karlsburg Pl. – Property in foreclosure. July 26 trial hearing. HOA Lien filed.
 - 5252 Karlsburg Pl. - Certified letter sent for collection of past due association fees in May. No payments received.
- The Treasurer's Report was approved by the BOD.

Architectural Review Committee

- Architectural Modification requests were approved for:
 - 5129 Kernwood Ct. – Exterior house painting
 - 5192 Karlsburg – Replace roof shingles
 - 5228 Karlsburg – Certified letter to be sent for removal of fallen tree and renovation of dead lawn / landscaping
 - 5011 Kernwood Ct. – Certified letter to be sent for renovation of dead lawn / landscaping

Old Business

- Entryway Island – BOD member Jane Swango is working with Davey on maintenance of the recently renovated entryway island

New Business

- Pine Tree Removal – Bids are being solicited for the removal of dead / diseased pine trees on the berm along Highpoint Drive
- Oak Tree Trimming – Bids are being solicited for the trimming and thinning the oak trees on the berm along Highpoint Drive
- No Fishing / Swimming Sign – It was recommended to install a No Fishing / No Swimming sign on the pond at the northeast side of Kylemont

Homeowner Comments

- Helga Krinke expressed concerns with the condition of the landscaping and backyard debris at 5011 Kernwood Ct. and expressed a desire to install a solid white fence to obscure the view from her property.
- Sue & Watter Christian noted that several of the sprinkler heads along the Highpoint berm are not operating properly.
- Carole Jaskson expressed concern on the condition of landscaping at homes across the street from her property.
- Hannibal & Georgette Shabo requested the removal of several pine trees from the berm behind their property that they believe are diseased and dying. The BOD will have the trees inspected to determine their condition.

Adjournment

- It was noted that next HOA BOD business meeting is Monday, September 12, 7:00 PM @ 5071 Kernwood Ct.
- The meeting was adjourned at ~8:30 PM