

**Kylemont @ Lansbrook Homeowners Association
Board of Directors (BOD) Business Meeting – September 12, 2016**

Attendees

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

Homeowners: Walter Christian, Bob Swango

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:03 PM
- Minutes from the July 11, August 9 and August 29, 2016 business meetings were approved.

Treasurer's Report

- Treasurer Rob Moore reviewed 2016 year-to-date expenditures which are currently ~\$4,700 below the budgeted amount.
- Following are status / actions on properties with past due homeowner association fees:
 - 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. Based on the BOD's certified letter, the realty company paid past due and all 2016 association fees.
 - 5132 Karlsburg Pl. – Property auctioned by Pinellas County Sheriff's department. Based on motion filed on behalf of HOA, all past due association fees of \$7,724 were received from the Surplus Funds portion of the sale.
 - 5208 Karlsburg Pl. – Property sold and all past due association fees paid.
 - 5222 Karlsburg Pl. – Property in foreclosure and auction was held last week. At this time, the selling price is not known. However, it is doubtful that there will be surplus funds for payment of past due association fees.
 - 5252 Karlsburg Pl. - Certified letter sent for collection of past due association fees in May. No response nor payments received to date. The BOD approved sending this matter to the HOA lawyer to initiate the formal collection process.
- The Treasurer's Report was approved by the BOD and commended Rob Moore for all his efforts on tracking expenses and collecting past due association fees.

Architectural Review Committee

- Architectural Modification requests were approved for:
 - 5115 Karlsburg – Exterior house painting approved. Request submitted and approval pending for exterior painting front doors.
 - Letters of notification to address front yard landscape deficiencies are to be sent to the homeowners of the following properties: 5140 Kernwood Ct. and 5166 Kernwood Ct.
 - A letter will be sent to 5047 Kernwood Ct. regarding RV parked in the driveway for 2+ weeks.

Old Business

- Oak Tree Trimming / Thinning – Ken Kunsman reported that Valley Crest final quote for trimming and thinning the 47 oak trees along the Highpoint berm was \$4,200 (\$500 less than the \$4,700 approved expenditure).
- No Fishing / Swimming Sign – Installation of a No Fishing / No Swimming sign at the pond by the northeast side of Kylemont is to be evaluated.

New Business

- Pond Retention – Ken Kunsman reported that a contractor has been notified to inspect the reported break in the retention bank of the pond at the southeast side of Kernwood Ct.

- Garage Sale – It was noted that a Kylemont garage sale is scheduled for Saturday, October 1.

Homeowner Comments

- Walter Christian advised the board that the contractor cutting down pine trees on the berm along Highpoint Drive is improperly driving their equipment on homeowner property (i.e., outside the dedicated easement). Ken Kunsman is to contact the contractor on this matter.

Adjournment

- The meeting was adjourned at ~8:05 PM