

**Kylemont @ Lansbrook Homeowners Association
Board of Directors (BOD) Business Meeting – March 13, 2017**

Attendees

Board Members: Rob Moore, Ricky Negron, Jane Swango

Call to Order

- HOA BOD Treasurer Rob Moore called the meeting to order at 7:00 PM
- Review of the minutes from the January 23, 2017 BOD meeting was tabled.

Treasurer's Report

- Treasurer Rob Moore noted that the HOA 2016 annual financial report and tax return has been filed.
- A certified letter is to be sent to the homeowners at 5155 Karlsburg Place regarding their delinquent HOA fees.
- A motion was made and passed to approved the Treasurer's report.

Architectural Review Committee

- Architectural Modification requests were approved for:
 - 5108 Kernwood Ct – Remove some trees – Approved
 - 5167 Karlsburg Pl – Roof – Approved
 - 5129 Kernwood Ct – Roof – Approved
 - 5222 Karlsburg Pl – Roof, Paint & Landscape – Approved
 - 5108 Kernwood Ct – Paint - Approved
- A neighborhood inspection was conducted on March 2 and deficiency letters mailed.

Old Business

- Landscape Maintenance - It was noted that R. Williamson has been contracted to provide landscape maintenance for the Kylemont common grounds.
- Pentas – Regarding maintenance of the entryway island, R. Williamson will be asked to review whether all pentas must be removed, or if some of these can be saved.

New Business

- Street Repair – It was reported that Pinellas County repaired a dip in the road on Karlsburg Place. It is uncertain as to the cause of the street sinking and the BOD will periodically check for any recurrence.
- Board of Directors Certification – It was noted that John Gregor, Ricky Negron and Jane Swango need to complete the HOA Board of Directors Certification now required by Florida State statute.

Adjournment

- The meeting was adjourned at ~7:44 PM