

**Kylemont @ Lansbrook Homeowners Association  
Board of Directors (BOD) Business Meeting – October 9, 2017**

**Attendees**

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

**Call to Order**

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:00 PM
- Minutes from the previous BOD business meetings were not available at this time

**Treasurer's Report**

- Treasurer Rob Moore reported that the property at 5173 Kernwood Ct., which is delinquent on several years of HOA fees, is being foreclosed and may be sold via a short sale. The BOD had previously agreed in principle to accept no less than \$2,500 to settle the past due HOA fees. The foreclosing bank subsequently offered \$3,000 to the HOA which the BOD accepted. The short sale must be completed by October 31 and if not, the property will be auctioned.
- Treasurer Rob Moore reported
  - As of through September, 2017 HOA expenditures are \$2,800 less than the 2017 Budget Plan
  - Four (4) homeowners have not paid their required second installment of 2017 HOA fees. A reminder letter will be sent to the homeowners if payment is not received by the end of October.
  - The preliminary 2018 HOA budget will be available for BOD review for the November business meeting.
- A motion was made and approved to accept the Treasurers report.
- A motion was made and approved to transfer \$20,000 from the HOA savings account to the HOA operating account in order to cover January and February, 2018 expenditures (since 2018 HOA dues will not be collected until March 2018).

**Architectural Review Committee**

- The following homeowner architectural modification requests were approved:
  - 5116 Kernwood Ct. – House Painting
  - 5059 Kernwood Ct. – Replacement Roof
  - 5056 Kernwood Ct. – Door replacement and trim painting
  - 5047 Kernwood Ct. – Roof replacement
  - 5200 Karlsburg Pl. – Front Landscape
- A neighborhood inspection is to be conducted this October 10 and necessary notices on deficiencies will be mailed

**Old Business**

- Pond E Weir Dam Breach – It was reported the that damn breach repaired 2016 and is already failing. Crosscreek Environmental, the contractor who completed the 2016 repair, will not repair the current breach under warranty stating that nature (e.g., excessive previous rain and Hurrican Irma) is the cause for the new failure. The BOD authorized John Gregor to spend no more than \$4,000 to find a new company to complete this repair.
- Hurricane Irma Clean-Up – It was agreed to pay R. Williamson their invoice for landscaping debris clean-up following Hurrican Irma.
- Pond E Fallen Tree – Ken Kunsman will visually inspect the reported fallen tree to confirm location and need to have contractor remove.
- Kylemont Entry Way – The BOD approved the expenditure of \$500 to replace the existing Pentas on the Kylemont entryway island.

### **New Business**

- Board Member Certification - John Gregor and Jane Swango completed training and satisfied Florida statutory requirements for HOA Board Member Certification on August 31, 2017.
- Lansbrook Master Association Board Meeting – Jane Swango attended the most recent LMA Board meeting. It was reported that the LMA does not require any additional funding for clean-up from Hurricane Irma. Also, the LMA plans to set the 2018 Association fee to the same as 2017.
- Street Lighting – The BOD will speak with the HOA legal representative to review options regarding the monthly lease payments required for the Kyleomont street lights.

### **Adjournment**

- The meeting was adjourned at ~8:43 PM