

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – September 10, 2018**

Attendees

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

Call to Order

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:02 PM
- The minutes from the July 9, 2018 Kylemont HOA BOD meeting were approved

Treasurer's Report

- Actual expenditures year to date are below the approved 2018 budget by ~\$4,500
- There are 2 homeowners in arrears for payment of the 2018 HOA fees. It was agreed that the BOD would contact these homeowners to discuss a resolution prior to submitting the matter to the HOA attorney for collection.
- The Treasurer's report was approved by the BOD

Architectural Review Committee

- It was noted that no letters were sent to homeowners with compliance issues in the last several months.
- Ken Kunsman is to send an email to all homeowners that includes a reminder on general external home compliance issues
- Following this email, letters will be sent to homeowners with specific compliance issues

Old Business

- Oak Trimming – Ken Kunsman will request a quote for trimming of oak trees at the Kylemont entrance.
- Bus Stop Bench – A second park bench has been installed at the school bus stop on Keystone Way. Homeowners, Patrick & Valerie Wheeler contributed another \$300 for the second park bench.
- Landscape Contract – Following revisions recommended at the July HOA BOD meeting, a new contract for landscape maintenance of the Kylemont common grounds was executed.

New Business

- Landscape at corner of Highpoint Drive & Knob View Way – A quote to install sod was received. Due to current budget priorities, the BOD agreed to table this matter to 2019.
- Financial Audit – Rob Moore will solicit quotes for the audit of the Kylemont financial records for compliance to Florida State regulations.
- Lansbrook Entryway – It was noted that the Lansbrook Master Association is evaluating plans for a complete renovation of the signage & landscaping at the Lansbrook entrance from East Lake Road and Tarpon Lakes Boulevard..

Adjournment

- The meeting was adjourned at 7:54 PM