

## **Kylemont @ Lansbrook Homeowners Association (HOA) Board of Directors (BOD) Business Meeting – July 8, 2024**

### **Attendees**

Board Members: Kim Dauscher, Tim Duke, John Gregor, Aaron Spink, Jane Swango  
HOA Accountant: Rob Moore  
Homeowners: Ron Abell, Lynn Fuller, Colleen Kerestury,

### **Call to Order**

- The Kylemont HOA BOD meeting was called to order at 7:05 PM
- The minutes from the May 6, 2024 Kylemont HOA BOD meeting were approved

### **Treasurer's Report**

- HOA accountant Rob Moore reviewed 2024 HOA expenditures through June and reported that all expenditures are in line with the budget. It was reported that payment was received from the 2 homeowners who were past due for payment of their 2024 HOA fees.
- The financial report was approved.

### **Architectural Review Committee**

- Architectural Modification Requests
  - 5245 Karlsburg Place – house painting - approved
- Landscape Maintenance update – Jane Swango reported that she and Tim Duke recently met with Sunrise Landscaping management to discuss the lack of sufficient trimming around the Kylemont retention ponds. Jane and Tim will continue to monitor this situation.
- Pond Maintenance update – Aaron Spink noted that the recent rains have impacted the water quality of the retention ponds. He will continue to monitor with Solitude.
- Neighborhood Inspection – Kim Dauscher will conduct a neighborhood inspection in the near future.

### **Old Business**

- Sod installation at Pond A, Pond C and corner of High Point and Knob View Way – installation of new sod will begin on July 11. Jane and Tim will meet with LMA maintenance to ensure that sufficient irrigation is provided.

### **New Business**

- Palm Tree Trimming – Jane Swango has requested a quote from the HOA's landscape service provider.
- HOA Fines – The BOD will review the Florida Statutes on the HOA fining process and evaluate potential establishment of the required Violation Committee at the next meeting.
- New Homeowner Welcome Letter – The BOD agreed to develop a new homeowner welcome letter that can be delivered personally to new Kylemont homeowners.

### **Homeowner Comments**

- Non-compliance letters – Ron Abell noted that the Kylemont noncompliance letters are considered harsh by himself and other homeowners. Tim Duke and Ron Abell will evaluate a revision to the current Kylemont noncompliance letter template.

### **Adjournment**

- The meeting was adjourned at ~7:45 PM
- The next HOA BOD meeting is scheduled for Monday, September 9, 2024.