

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – September 16, 2024**

Attendees

Board Members: Kim Dauscher, Tim Duke, John Gregor, Ken Kunsman, Aaron Spink, Jane Swango
HOA Accountant: Rob Moore
Homeowners: Chelsea Alexander, Lauren Defreitas, Lynn Fuller, Doug & Ann Richards, Michael Salierno

Call to Order

- The Kylemont HOA BOD meeting was called to order at 7:00 PM
- The minutes from the July 8, 2024 Kylemont HOA BOD meeting were approved

Treasurer's Report

- HOA accountant Rob Moore reviewed 2024 HOA expenditures through August and reported that all expenditures are in line with the budget. It was noted that invoices were mailed to homeowners who still owed their 2nd semi-annual 2024 HOA fee.
- The financial report was approved.

Architectural Review Committee

- Architectural Modification Requests
 - 5199 Karlsburg Place - Tree Removal - approved
 - 5173 Kernwood Fence Installation - approved
 - 5179 Karlsburg Place - Roof Shingle replacement – approved
 - 5191 Karlsburg Place – Driveway Pavers – approved
 - 5032 Kernwood Court – House Painting - approved
- Landscape Maintenance update – Jane Swango reported that Sunrise Landscaping did not invoice the HOA for debris clean-up from Hurricane Debbie since they were late on completing the work. Jane is continuing to solicit quotes for replacing the dead viburnums at the south end of Kernwood Court.
- Pond Maintenance update – Aaron Spink noted that algae blooms are occurring from the runoff of fertilizer into the ponds. Solitude will conduct their monthly maintenance on September 19 and treat.
- Neighborhood Inspection – Kim Dauscher reported that there are a number of homeowner compliance issues. Therefore, a general email reminder will be sent to all homeowners asking them to address upkeep issues. In addition, letters will be sent to those homeowners whose properties have significant issues.

Old Business

- Sod installation at Pond A, Pond C and the corner of High Point and Knob View Way has been completed.
- Palm tree trimming in the HOA common areas is in progress.
- A welcome letter has been developed for new home Kylemont homeowners.
- Architectural / Landscape Non-Compliance Letter – Tim Duke and Ron Abell have written a revised letter for homeowner notification.
- HOA fining process – no progress has been made on establishment of a fining committee per FL State Statues.

New Business

- Viburnum replacement – The BOD approved an expenditure for up to \$5,400 for replace of dead viburnums at the south end of Kernwood Court.
- Entry Island Christmas Decorations – Chelsea Alexander and Elisabeth Salierno proposed an expenditure for new Christmas decoration for the Kylemont entrance. The BOD approved an expenditure of up to \$1000 for the new decorations. Chelsea and Elizabeth will do the purchasing and installation on their own time.
- HOA Governing Documents – The HOA was notified by its legal firm that the FL Marketable Record Title Act requires a refiling of HOA Governing Documents every 30 years to preserve the documents. This requirement will be reviewed, and the cost determined so that it can be placed in the 2025 HOA budget.

Homeowner Comments

- Doug and Ann Richards asked what are the plans to trim oak trees on the berm along Highpoint Drive. It was noted that oak tree trimming in the HOA common areas is scheduled for 2025.
- Lauren Defreitas asked if the HOA BOD could provide a recommended list of service companies to do various home and property maintenance. It was noted that the Lansbrook Residents Facebook page is a good platform to get recommendations on various service providers.

Adjournment

- The meeting was adjourned at ~7:57 PM
- The next HOA BOD meeting is on Monday, November 11, 2024.