

**Kylemont @ Lansbrook Homeowners Association (HOA)  
Board of Directors (BOD) Business Meeting – March 10, 2025**

**Attendees**

Board Members: Kim Dauscher, Tim Duke, John Gregor, Jane Swango  
HOA Accountant: Rob Moore  
Homeowners: Lynn Fuhler, Tyler McKinney, Erika Mulligan, Ann Richards

**Call to Order**

- The Kylemont HOA BOD meeting was called to order at 7:01 PM
- The minutes from the January 13, 2025 Kylemont HOA BOD meeting were approved.

**Treasurer's Report**

- HOA accountant Rob Moore reviewed the 2025 year to date HOA expenditures versus budget. Total expenditures were slightly under the budgeted amount.
- It was noted that invoices for 2025 HOA fees were mailed to all homeowners in late February.
- The financial report was approved.

**Architectural Review Committee**

- Architectural Modification Requests
  - 5083 Kernwood Court – Tree Removal – approved
  - 5056 Kernwood Court – House Paint - approved
- Landscape Maintenance update – Jane Swango reported she met with the new Sunrise Landscaping supervisor responsible for Kylemont and that he has been responsive to service requests. It was also noted that ant killer was spread at the south end of Pond A. Jane has reached out to the LMA with concerns on the irrigation on the High Point berm.
- Pond Maintenance update – none
- Neighborhood Inspection – Kim Dauscher will submit a list of homes that have specific issues to address.

**Old Business**

- Viburnum Replacement – installation of viburnums at the south end of Kernwood Ct has been completed.
- Oak Tree Trimming - 56 oak trees in the Kylemont common area have been trimmed. Quotes are being solicited for trimming the 15 oak trees on the east side of the High Point berm.
- Financial Crimes Enforcement Network (FinCen) filing for the Kylemont HOA BOD is in process
- LMA Fining Committee Development – status undetermined
- Ground water system 5-year inspection – Zoller Engineering completed their inspection, and a report will be filed with SWFWMD by the May deadline. Zoller Engineering indicates that there are no issues to report.

**New Business**

- HOA Governing Documents and the Marketable Record Title Act – The BOD approved a motion to file notices for preserving the HOA governing documents from extinguishment under the Marketable Record Title Act.
- New Florida law requirements for HOA Board member certification – The BOD approved an expenditure for up to \$200 for online HOA BOD member certification courses as required by Florida State Statute

**Homeowner Comments**

- Tyler McKinney expressed concern on the condition of the landscaping on the High Point berm behind his home. Jane Swango indicated that she has noticed an issue with the irrigation drip line and has contacted the LMA President and landscape maintenance personnel. It was noted that once the irrigation issue is resolved, installing additional plantings will be reviewed.

**Adjournment**

- The meeting was adjourned at ~8:05 PM
- The next Kylemont HOA BOD meeting is Monday, May 12, 2025.