

**Kylemont @ Lansbrook Homeowners Association (HOA)
Board of Directors (BOD) Business Meeting – November 11, 2024**

Attendees

Board Members: Kim Dauscher, Tim Duke, John Gregor, Ken Kunsman, Aaron Spink, Jane Swango
HOA Accountant: Rob Moore
Homeowners: David Selby

Call to Order

- The Kylemont HOA BOD meeting was called to order at 7:02 PM
- The minutes from the September 16, 2024 Kylemont HOA BOD meeting were approved.

Treasurer's Report

- HOA accountant Rob Moore reviewed 2024 HOA expenditures through October and reported that all expenditures are in line with the budget. An initial draft 2025 HOA budget was reviewed and will be finalized at the December Annual Meeting.
- The financial report was approved.

Architectural Review Committee

- Architectural Modification Requests
 - 5129 Kernwood Court - Front Door replace - approved
 - 5222 Karlsburg Place - Palm Plantings – approved
 - 5116 Kernwood Court - Window replace - approved
- Landscape Maintenance update – Jane Swango reported that she is continuing to solicit quotes for replacing the dead viburnums at the south end of Kernwood Court and will speak with the LMA regarding sufficient irrigation for the Kylemont entryway island.
- Pond Maintenance update – Aaron Spink noted that Solitude has sprayed the retention ponds to suppress algae.
- Neighborhood Inspection – Kim Dauscher a neighborhood inspection will be conducted before the end of Nov.

Old Business

- Palm tree trimming in the Kylemont common areas has been completed
- Hurricane clean-up – A quote will be solicited for debris removal around Ponds A and D, plus removal of the downed tree at the south end of Kernwood Court. The broken / dead branches in the oak trees will be removed when all the oak trees are trimmed in 2025.
- New homeowner welcome Letter – Ken Kunsman and Tim Duke will coordinate distribution of the Kylemont welcome letter to new homeowners.
- Landscape maintenance – Jane Swango will solicit quotes for 2025.
- Entry island lights – The electrical breaker is tripping even though all light connections have been checked and the outlet box replaced. An electrician has been scheduled to this issue.

New Business

- 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.
- December 16, 2024 HOA Annual Meeting – The meeting notice and Board of Director ballots have been mailed.

Homeowner Comments

- David Selby asked if any homeowners have natural gas powered electrical generators. The BOD recommended that David post his question on the Lansbrook Residents facebook site.

Adjournment

- The meeting was adjourned at ~8:12 PM
- The next meeting is the Annual HOA meeting on Monday, December 16, 2024 at the East Lake Firehouse.