

**Kylemont @ Lansbrook Homeowners Association  
Board of Directors Meeting  
May 12, 2014**

**Attendees**

**Board Members:** John Gregor, Ken Kunsman, Rob Moore, Garry Thasho

**Call to Order**

- President Ken Kunsman called the Kylemont HOA BOD meeting to order at 7:00 PM
- Minutes from the March 10, 2014 meeting were approved.

**Treasurer's Report**

- Due to past due association fees, home liens are in place on the following properties:
  - 1) 5132 Karlsburg Place
  - 2) 5222 Karlsburg Place
  - 3) 5032 Kernwood Court
  - 4) 5173 Kernwood Court
  - 5) 5146 Kernwood Court
- It was reported that there are an additional 8 homeowners whom have not submitted association fees payment in 2014. These will be assessed a \$35 late fee and the entire balance will be due during the 2<sup>nd</sup> half of the year invoicing,

**Architectural Review Committee**

- It was reported that architectural change requests were approved for the following:
  - 1) 5071 Kernwood Court – roof shingle replacement
  - 2) 5211 Karlsburg Place – house repainting
  - 3) 5099 Kernwood Court – roof shingle replacement
  - 4) 5011 Kernwood Court – tree replacement
  - 5) 5032 Kernwood Court – Tree and landscaping replacement
- A neighborhood inspection is to be conducted prior to the next Board of Directors meeting.

**Old Business**

- Kylemont Entryway – It was agreed to solicit homeowner input and volunteer support for improving the Kylemont entryway landscaping. Plans will be made to coordinate a community effort to remove the existing topsoil and replace it with appropriate ground-cover.
- Street lighting – Duke Energy provided a cost estimate for replacement of the existing street lights with halogen lamps. Cost estimates from a private company were received as well. Further discussions with Duke Energy are necessary before a formal motion can be submitted to the Board.
- Pond Maintenance – Ken Kunsman outlined the steps that have been taken with Gator Aquatic to improve the quality of the retention ponds. A note is to be sent to all homeowners regarding Pinellas County's ban on the use of fertilizers that facilitate algae growth in the ponds. This is to be posted on the Kylemont website as well.
- Kylemont General Information and Guidelines – This document is to be finalized for Board review and approval, following which, it will be posted to the Kylemont website.

**New Business**

None

**Homeowner Comments**

- None

### **Adjournment**

- It was noted that future 2014 meetings are scheduled for:
  - July 14 - 5071 Kernwood Ct.
  - Sept. 8 - 5104 Karlsburg Pl.
  - Nov. 10 - 5071 Kernwood Ct.
- The meeting was adjourned at ~8:29 PM.