

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811

BOARD OF DIRECTORS MEETING MINUTES

April 21, 2015

The meeting was called to order at 7:03 PM.

Directors present were Tony Alivento, Ruby Bussinger, Fernando Macedo, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no members present at this meeting.

PRESIDENT'S REMARKS – Mrs. Bussinger welcomed Mr. Macedo to the Board of Directors and explained how a board meeting is conducted.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the March 17, 2015, Board of Directors Meeting, the minutes of the April 1, 2015, Annual Meeting, and the minutes of the April 1, 2015, Organizational Meeting of the Board of Directors. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the March financial statement and a separate report that projected an operating surplus as of March 31, 2015.

MANAGER'S REPORT (Numeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated April 21, 2015.

I. MAGNOLIA TREES – A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to install eleven trees on the property in accordance with the map that was prepared by Mr. Brooks. The trees are to be installed by Turfco, Inc. Mr. Alivento, Mrs. Bussinger, Mrs. Steinhardt, and Mrs. Ward voted yae and Mr. Macedo voted nae. The motion passed.

VIII. TRAFFIC POSTS – The Board asked Mr. Kiebzak to obtain a bid from Greg Lockey.

Director Larry Palmisciano joined the meeting.

OLD BUSINESS

A. Drainage /Property – This topic was discussed during the session of the Manager's Report.

B. Irrigation Pump/Pond – This topic was discussed during the session of the Manager's Report.

C. Operating Budget 2015/2016 – The Reserve Study calculated that \$340,698.00 is needed to fully fund the reserve categories for fiscal year 2015-2016 which is \$28,443.00 more than is allocated in the second draft of the proposed budget. The expense category labeled 62700 Exterior Repairs will be reduced by \$10,000.00, the expense category labeled 65280 Landscape Replacement will be reduced by \$12,700.00, and the expense category labeled 65400 Exterior Repairs will be reduced by \$5,743.00 to compensate for this difference.

C. Operating Budget 2015/2016, continued

These changes to the second draft of the proposed budget will result in no increase of the maintenance fee for fiscal year 2015-2016. The Board agreed to these changes. The Board will take a vote to approve the proposed operating budget during the board meeting scheduled for Tuesday, May 19, 2015.

D. No Swimming Sign – This topic was discussed during the session of the Manager’s Report.

E. Traffic Posts/Modification – This topic was discussed during the session of the Manager’s Report.

NEW BUSINESS

A. Unit 237/Request to Install Light on Gate – The Board made no decision on this matter. The board members agreed to look at the light which the owner has installed on the fence, and to discuss it during the next board meeting.

B. Unit 454/Plumbing Charge – A motion was made by Mrs. Steinhardt and seconded by Mrs. Bussinger to keep the charge intact. The motion was unanimously approved.


C. Dumpster Sign – The Board made no decision on this matter. This topic will be discussed during the next board meeting.

D. Landscape Replacement/Bamboo Court – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to approve the proposal from Turfco, Inc. dated April 21, 2015, for the amount of \$11,256.50. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:10 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
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Signature  
Ruby Bussinger / President  
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Print Name and Title  
Date: 5/19/15  
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