

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING MINUTES

April 5, 2023

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:02 PM.

Directors present were Ruby Bussinger, Wui Goh, Mary Hawks, Britta Jarvis, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

PROOF OF NOTICE OF MEETING - Mr. Kiebzak presented affidavits for the Proof of Notice of Meeting. Mrs. Bussinger said that the annual meeting notice was posted on the bulletin board and on the Association's website.

The Board members introduced themselves to the members that were present at the meeting. Mrs. Bussinger said that a Question-and-Answer session will be held after the adjournment of the Organizational Meeting of the Board of Directors which is held after the adjournment of the Annual Meeting.

READING OF THE MINUTES – Mrs. Bussinger said that the minutes of the April 6, 2022, Annual Meeting and the April 6, 2022, Organizational Meeting of the Board of Directors were read and approved at the April 19, 2022, Board of Directors Meeting.

APPOINT ELECTION TELLERS – Mrs. Bussinger said that Appointment of tellers will not be required to count ballots because two members were elected in accordance with Florida Statutes 718.112; this will be explained in Agenda Item VII. Election of Directors.

REPORTS OF OFFICERS – Mrs. Bussinger gave the following report to the membership regarding the Board's accomplishments during the current fiscal year, and projects that are up and coming.

Work Completed This Year or In Process

- Balcony inspection, restoration or replacement, or sealing have been completed for the 688 balconies. This project began in 2020 and we are happy to see it finished.
- Balcony railings are currently being painted.
- Cleaning of roofs to eliminate the dark mold flakes which may also extend the life of the roof.
- We have completed the major work needed on the concrete drives for the 7 courts.
- Pool area has new fencing to better limit unauthorized use and for visual enhancement.
- Electronic locks have been added for Pool, Tennis, and Clubhouse areas.
- We are in the process of replacing the dumpster fences.
- We have completed a professional survey of the landscaping for our mature and aging property. They have provided a wholistic map with recommendations of how we should move forward with landscape replacement. While this will be a multi-year implementation, this work is beginning with the recreation areas very soon.
- We have begun replacing the light sensors for the exterior lights with a new and improved type of sensor. It is our hope that this will extend the life of the light fixtures.
- We implemented a Recycling strategy for Middlebrook Pines.

REPORTS OF OFFICERS

Work Completed This Year or In Process

- Unfortunately, we had to abandon it due to the City's inability to provide a consistent pick-up service. It is our hope that we will be able to begin again with only one location on Cypress Court near the racquetball court.
- Sling material was replaced on all the chairs at the pool and the metal umbrellas were painted hunter green.
- Began a new process of posting on all gates information about Rules and Regulations that we see violated. It is our plan to do this twice per year. It is our hope that these will help with new tenants that have not been given a copy of the Rules prior to leasing.
- We completed a property wide removal of dead or dying trees and a cleanup of dead branches.
- Sidewalk repairs have been completed across the property. These are inspected annually for areas in need of repair.

2023 Project Focuses

- We are gathering bids and strategizing finance to get fences replaced in the coming year.
- We plan to renovate the pool bathrooms and the exterior pool shower.
- We are investigating different methods for striping the parking lots as the current method is not lasting very long.
- We are working on a redesign of our current website to improve functionality and services.
- We are taking a deep dive into what is best to be done with the tennis courts as we have been told that the ground beneath it does not support the courts. This information will need to be validated with other experts as a starting point.
- We had paused to paint the exterior of the buildings as the previous coat was holding up nicely. We will assess whether to begin the cycle this year or to wait 1 more year.

Director Wui Goh joined the meeting during Mrs. Bussinger's' report.

REPORTS OF COMMITTEES - There were no committee reports.

ELECTION OF DIRECTORS - There were no tellers appointed to count ballots because the Association's solicitation of candidates yielded two members submitting their names for the three director positions available for the 2023-2024 terms. As a result, Wui Goh and Andrew Robinson are duly elected in accordance with the provisions of Florida Statutes 718.112.

UNFINISHED BUSINESS – Mrs. Bussinger said that there are no items that require a vote of the membership which would be conducted during this session of the agenda.

Middlebrook Pines Condominium Association, Inc.
Annual Meeting
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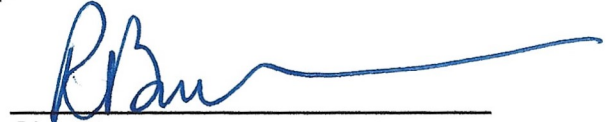
NEW BUSINESS – Mrs. Bussinger said that current projects are discussed during regularly called board meetings, so there are no items to discuss during this session.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Goh to adjourn the meeting at 7:28 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



Keith R. Kiebzak, CAM
Association Manager
KL Management Group, Inc.



Signature

Ruby Bussinger, President
Print Name and Title

Date: May 16, 2023