

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT
ORLANDO, FLORIDA 32811
BOARD OF DIRECTORS' MEETING MINUTES

January 16, 2017

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

Directors present were Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Tony Alivento and Ricardo Torres were not able to attend because of other commitments. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Dallas Marcellus and Gloria Grehl were present at the start of the meeting.

PRESIDENT'S REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mr. Palmisciano and seconded by Joyce Steinhardt to accept the minutes of the December 19, 2017, Board of Director's Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December, 2017, financial statement and a separate report that projected an operating surplus as of December 31, 2017.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated January 16, 2018.

OLD BUSINESS

A. Proposed Architectural Guideline-Security Camera – A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to table a discussion of the guideline until the next duly called meeting. The motion was unanimously approved.

B. Shingle Replacement/Loan – This topic was discussed during the session of the Manager's Report.

C. Tree Work – A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to approve a contract with The Sunbelt Tree Service LLC dated January 12, 2018, at a cost of \$10,375.00. The motion was unanimously approved.

NEW BUSINESS – There were no agenda items.

A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to adjourn the meeting at 9:00 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger/President
Print Name and Title

Date: 2/20/18