

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

BOARD OF DIRECTORS' MEETING MINUTES

March 16, 2021

The meeting was called to order at 7:00 PM.

Directors present were Tony Alivento, Ruby Bussinger, Mary Hawks, Britta Jarvis, Marlene Ward, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There was nobody present at the start of the meeting.

A. Unit 113/5274 Middle Court/Request Payment Plan – Mr. Kiebzak said that the owner has defaulted on her payment plan. He suggested to the owner that she request a new plan but there has been no response from the owner. The Board took no action.

PRESIDENT'S REMARKS – There were no comments from Mrs. Bussinger.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the February 16, 2021, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the February, 2021, financial statement and the Financial Report dated February 16, 2021. Mr. Kiebzak said that the total for February is the correct figure when comparing the working capital with January, and not the figure of \$90,681.00 that is final total which is listed with the balance sheet accounts.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated March 16, 2021.

Concrete Restoration of Roadways – Mr. Kiebzak said that in the update of this item he reported a defect to Mr. Gosalia when it was Mr. Stanley that he told about the problem.

Parking Stall/Striping – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the proposal from PJQ, Inc. at a cost of \$5,140.50. The motion was unanimously defeated.

OLD BUSINESS

A. Balcony Restoration Project – This topic was discussed during the session of the Manager's Report.

B. Concrete Repair/Roadway – Coral, Cypress, Willow, Courts - This topic was discussed during the session of the Manager's Report.

C. Concrete Repair Roadway/Bamboo Court - This topic was discussed during the session of the Manager's Report.

D. Morgan Stanley/Edward Jones – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

- E. OUC/Recycling – This topic was discussed during the session of the Manager's Report.
- F. Parking Stalls/Striping – This topic was discussed during the session of the Manager's Report.
- I. Sidewalk Repair/south Side - This topic was discussed during the session of the Manager's Report.


NEW BUSINESS

- A. Fence Replacement Buildings 1-13 - This topic was discussed during the session of the Manager's Report.
- B. Tree Removal – Mrs. Bussinger said that the topic on the agenda should be identified as Tree Pruning. This topic was discussed during the session of the Manager's Report.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:17 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kleozak, CAM  
KL Management Group, Inc

  
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Signature

Ruby Bussinger, President  
Print Name and Title

Date: April 20, 2021