

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

BOARD OF DIRECTORS' MEETING MINUTES

July 19, 2022

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:04 PM.

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

INTRODUCTION OF VISITORS – Gloria Grehl and Larry Palmisciano were present at the start of the meeting.

A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 304, 317, 338, 347 358, and 360 to correct the deed restriction violations within a two week time frame or a time frame at the discretion of the Manager or the Board President, otherwise their cases will be sent to the Association's attorney to initiate legal action to compel their compliance. The motion was unanimously approved. Mr. Goh said that the violations for Unit 461 will be corrected today, and that the violation for Unit 487 has been corrected.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Hawks to accept the minutes of the June 20, 2022, Board of Directors' Meeting. Mr. Goh, Mrs. Hawks, Mrs. Jarvis, and Mrs. Steinhardt voted yea, and Mrs. Bussinger abstained from voting because she was not present at the June meeting. The motion passed.

Director Andrew Robinson joined the meeting

FINANCIAL REPORT - Mr. Kiebzak reviewed the June, 2022, financial statement. Mr. Kiebzak provided an update on the delinquent accounts.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated July 20, 2022.

Balcony Condition Assessment And Concrete Restoration – A motion was made by Mrs. Bussinger and seconded by Mr. Robinson to approve the change order that has been submitted by Vics Painting and Restoration dated July 5, 2022, at a cost of \$9,565.00 for each balcony deck that has to be removed and replaced. The motion was unanimously approved.

OLD BUSINESS

A. Clubhouse/Pool Locking System – This topic was discussed during the session of the Manager's Report.

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

OLD BUSINESS

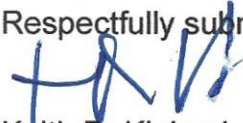
- C. Landscape Architect/Approve Contract – This topic was discussed during the session of the Manager's Report.
- D. Pool Fence Replacement – This topic was discussed during the session of the Manager's Report.
- E. Striping Parking Areas – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

- A. Concrete Balcony Restoration Project/Approve Change Order – This topic was discussed during the session of the Manager's Report.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Goh to adjourn the meeting at 8:31 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: August 16, 2022