

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

April 16, 2019

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

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

INTRODUCTION OF VISITORS – The item that is listed as Item A. under New Business was moved by Mrs. Bussinger for discussion during this time because the tenant (Raymond Delos-Reyes) of this unit was present. Mr. Reyes explained why the occupants in his unit were using guest spaces as reserved parking. His parents had moved to live with him so that he could be their caretaker and they had three vehicles, adding to the two owned by the tenants. Mr. Goh is the property manager and said that the problem will resolve itself because the parents will be moving out in three weeks. In the interim, the tenant agreed that three of the vehicles will be parked on Middlebrook Road.

Larry Palmisciano joined the meeting.

PRESIDENT'S REMARKS – There were no remarks.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the March 19, 2019, Board of Directors' meeting. A motion was made by Mrs. Steinhardt and seconded by Mrs. Hawks to accept the minutes of the April 3, 2019, Annual Meeting and the April 3, 2019, Organizational Meeting of the Board of Directors. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the March, 2019, financial statement.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated April 16, 2019.

Light Fixtures – A motion was made by Mrs. Jarvis and seconded by Mrs. Steinhardt to purchase 175 light fixtures at a volume quote price of \$53.69 per fixture. The motion was unanimously approved.

Unit 476/ 5360 Bamboo Court/Covenant Enforcement – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to abide by the recommendation from the Association's attorney Kimberly Soto to accept the owner's offer to permanently remove the basketball hoop from the owner's property and that each side bears its' own legal fees and costs. The motion was unanimously approved.

OLD BUSINESS

- A. Drainage/Property - This topic was discussed during the session of the Manager's Report.
- B. Balcony Condition Assessment and Concrete Restoration - This topic was discussed during the session of the Manager's Report.
- C. Concrete Repair/Roadway - This topic was discussed during the session of the Manager's Report.

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OLD BUSINESS, continued

D. Pool Resurface - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

A. Unit 109/ Eviction Vehicle Parking Violation – This topic was discussed during the session of the Introduction to Visitors.

A motion was made by Mrs. Hawks and seconded by Mrs. Jarvis to adjourn the meeting at 9:09 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Tony Alivento, Acting President
Print Name and Title

Date: May 30, 2019