

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

August 15, 2017

The meeting was called to order at 7:07 PM.

Directors present were Tony Alivento, Ruby Bussinger, Ricardo Torres, Joyce Steinhardt, and Marlene Ward. Larry Palmisciano absence was because of his work schedule. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Renee Alivento and Gloria Grehl were present at the start of this meeting.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the July 18, 2017, Board of Director's Meeting. The motion was unanimously approved.

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

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated August 15, 2017.

Irrigation/Backflow Prevention Devices/OUC – A motion was made by MR. Alivento and seconded by Mrs. Steinhardt to close the case on this matter. The motion was unanimously approved.

Light Fixtures/No Power – A motion was made by Mr. Torres and seconded by Mrs. Steinhardt to hire an electrician to repair the electrical connection which will allow power from unit 116 and unit 305 to activate the photo sensors which operate the light fixtures on the buildings. There is an indication from the response from these owners that they have no knowledge of what might have occurred to the electrical system which would be the cause for the interruption of service. The motion was unanimously approved.

A motion was made by Mrs. Bussinger and seconded by Mr. Torres to authorize the Association's attorney to instruct the owner of unit 229 to activate his account with OUC, so that there is power to the unit which will activate the photo sensor that controls the light fixture. Mrs. Bussinger, Mr. Torres, Mrs. Steinhardt and Mrs. Ward voted yae and Mr. Alivento voted nae. The motion passed.

#### OLD BUSINESS

A. Orlando Utilities Commission – This topic was discussed during the session of the Manager's Report.

B. Proposed Architectural Guideline/Security Camera - A motion was made by Mr. Alivento and seconded by Mr. Torres to table discussion of the guideline until the next duly called meeting. The motion was unanimously approved.

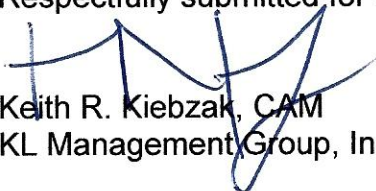
OLD BUSINESS

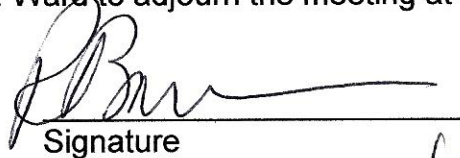
C. Streets/Concrete Repair – A motion was made by Mr. Alivento and seconded by Mrs. Ward to postpone indefinitely a discussion about repairing the streets. The motion was unanimously approved.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:23 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: 9/19/17