

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

December 19, 2017

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

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

INTRODUCTION OF VISITORS – Renee Alivento, Oleg Vovk and his daughter Anastasia were present at the start of this meeting. The order of the agenda was changed by the Board President in order to first address item B. because the owner was present.

B. Unit 467/Charge for Tree Removal – The daughter spoke on behalf of her Father because she said that he had difficulty communicating in English. Mr. Vovk does not believe that he is responsible for reimbursing the Association the cost of removing two trees that had collapsed onto the common area. The trees were growing inside the fenced enclosure on his patio, and were blown over by Hurricane Irma. Mrs. Bussinger said that the Association would investigate the charge that is related to this work, but Mr. Vovk should expect to pay for the work whether the charge remains the same or is adjusted.

A. Unit 354/Waiver of Late Charge – A motion was made by Mrs. Steinhardt and seconded by Mrs. Bussinger to keep the November late charge intact. The motion was unanimously approved.

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

MINUTES - A motion was made by Mr. Palmisciano and seconded by Mr. Torres to accept the minutes of the November 21, 2017, Board of Director's Meeting. Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt, Mr. Torres, and Mrs. Ward voted yae, and Mr. Alivento abstained from voting because he was not present at that meeting. The motion passed. A motion was made by Mr. Palmisciano and seconded by Mr. Torres to accept the minutes of the December 5, 2017, Board of Director's Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the November, 2017, financial statement and a separate report that projected an operating surplus as of November 30, 2017.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated December 19, 2017.

Mansard Replacement Project/Funding – A motion was made by Mr. Palmisciano and seconded by Mr. Torres to pay Mr. Isaac \$300.00 to analyze an alternative scenario that was prepared by Mr. Palmisciano which presents an approach to funding the Reserve categories and the impact that it has on financing a loan as it relates to the monthly assessment. The motion was unanimously approved.

OLD BUSINESS

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

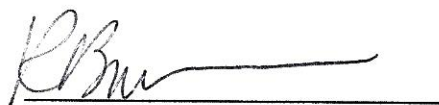
B. Shingle Replacement/Loan – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

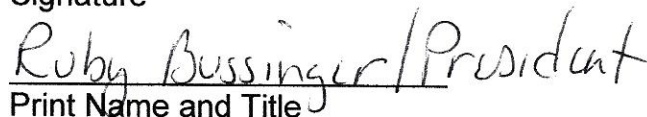
A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:04 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature


Print Name and Title

Date: 01/16/2018