

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

BOARD OF DIRECTORS' MEETING MINUTES

February 15, 2022

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

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

INTRODUCTION OF VISITORS

Mr. Goh announced that the violation has been corrected at Unit 727. A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 445, 451, 521, 638, and 712 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.

Larry Palmisciano was present to hand deliver 1) a Fence Initiative Proposal, 2) suggested landscape guidelines for the common area, and 3) to verbally suggest that funds be budgeted to clean the shingles on the building.

Thomas Bruneau was present to say that an island next to his parking spaces has a magnolia tree that dripped a secretion onto his vehicles causing damage to the finish which required him to repaint both vehicles. Mr. Kiebzak will investigate this matter. Mr. Bruneau said that the contractor inspecting the balconies for the concrete restoration project did not do a proper job.

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 January 18, 2022, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the January, 2022, financial statement and the Financial Report dated February 15, 2022. 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 February 15, 2022.

Brook Court and Middle Court – A motion was made by Mrs. Jarvis and seconded by Mrs. Steinhardt to accept the base bid from Gosalia Constructors at a cost of \$122,577.00. Mr. Kiebzak will seek a reduction of the \$136.50 cost per square yard for concrete in an effort to reduce the cost of this project. The motion was unanimously approved.

Landscape Replacement – A motion was made by Mrs. Bussinger and seconded by Mr. Robinson to take no action on the proposals for landscape enhancements and instead to instruct Mr. Kiebzak to investigate hiring a landscape professional to develop a long term plan for the property. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
February 15, 2022
MANAGER'S REPORT

Sidewalk Repair North Side – A motion was made by Mr. Robinson and seconded by Mr. Goh to accept the proposal from American Paving Consultants at a cost of \$9,590.00. The motion was unanimously approved. A motion was made by Mr. Robinson and seconded by Mrs. Steinhardt to accept the proposal from American Paving Consultants at a cost of \$1,398.00 to install a new sidewalk that will lead to the units that are located at 5282 and 5284 Middle Court. Mr. Goh, Mrs. Hawks, Mrs. Jarvis, Mr. Robinson, and Mrs. Steinhardt voted yae, and Mrs. Bussinger voted nae. The motion passed.

OLD BUSINESS

- A. Brook Court/Middle Court Concrete Work – This topic was discussed during the session of the Manager's Report.
- B. Clubhouse/Pool Locking System – This topic was discussed during the session of the Manager's Report.
- C. Concrete Balcony Restoration Project – This topic was discussed during the session of the Manager's Report. Mrs. Bussinger and Mr. Kiebzak reviewed a supplement to the Manager's Report dated February 15, 2022, that is titled Reserve Expenditure Review. A motion was made by Mrs. Bussinger and seconded by Mr. Goh to accept the proposal from Vics Painting and Reconstruction at a cost of \$138,500.00 to apply a two part polymer coating system to the concrete decks on the balconies after the completion of the balcony concrete restoration project. The motion was unanimously approved.
- D. Landscape Replacement/Property Wide – This topic was discussed during the session of the Manager's Report.
- E. Pool Fence Replacement – This topic was discussed during the session of the Manager's Report.
- F. Sidewalk Repair/ Replacement/North Side of Property – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

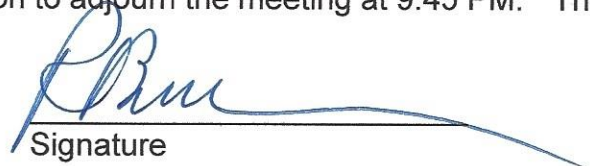
A motion was made by Mrs. Steinhardt and seconded by Mr. Goh to accept the Reserve Study Re-Inspection Report Proposal from Dreux Isaac and Associates, Inc. at a cost of \$3,000.00. The motion was unanimously approved.

A motion was made by Mrs. Jarvis and seconded by Mr. Goh to adjourn the meeting at 9:45 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: March 15, 2022