

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

BOARD OF DIRECTORS' MEETING MINUTES

February 16, 2021

The meeting was called to order at 7:11 PM.

Directors present were Ruby Bussinger, Mary Hawks, Britta Jarvis, Marlene Ward, and Joyce Steinhardt. Tony Alivento did not attend the meeting because he was ill. Wui Goh did not attend the meeting because he was dealing with a tenant emergency. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There was nobody present at the start of the meeting.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the January 19, 2021, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the January, 2021, financial statement and the Financial Report dated January 19, 2021.

Director Wui Goh joined the meeting.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated February 16, 2021.

Balcony Condition Assessment And Concrete Restoration – A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to approve the proposal dated January 29, 2021, from GeoWorld Engineering Group, Inc. at a cost of \$46,390.00 to provide the design and bidding assistance for this project. This cost includes and is not in addition to the amount of \$15,200.00 that was approved for design and bidding assistance at the January 19, 2021, Board of Director's meeting. The motion was unanimously approved.

Palm Tree Pruning – Mr. Kiebzak updated the Manager's Report to state that this project has been completed.

Painting Buildings – A motion was made by Mr. Goh and seconded by Mrs. Jarvis to suspend the painting of buildings during this and the next fiscal year because the exterior walls still retain a uniformity of appearance in color. The motion was unanimously approved.

OLD BUSINESS

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

B. Concrete Repair/Roadway – Coral, Cypress, Willow, Courts - This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

C. Concrete Repair Roadway/Bamboo Court - This topic was discussed during the session of the Manager's Report.

D. Morgan Stanley – A motion was made by Mrs. Steinhardt and seconded by Mrs. Bussinger to terminate the Association's relationship with Morgan Stanley and to move the funds after opening an account with Edward Jones. The motion was unanimously approved.

E. OUC/Recycling – Mrs. Bussinger reported that a new plan for collection had to be developed because of OUC's constraints on the style and size of the bins that are available for use. The committee agreed to start by placing a six yard bin with a foot lift near the entrance of Cypress Court. However, only an eight yard bin is available, so this size will be delivered at the six yard price. Pickup of this container will occur on Monday and Thursday. The committee is currently leaning toward not offering the City supplied collection containers because they do not seal and could attract pests. The Association's plan to expand the program by replacing some of the dumpsters with recycling bins will depend upon the participation by the residents.

F. Painting Buildings - This topic was discussed during the session of the Manager's Report.

G. Palm Tree Pruning - This topic was discussed during the session of the Manager's Report.

H. Parking Stalls/Striping – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to approve the proposal from Meyers Asphalt Services LLC at a cost of \$ 2,630.00. The motion was unanimously approved.

I. Sidewalk Repair - This topic was discussed during the session of the Manager's Report.

J. Sun Hill Apartment Complex – Mrs. Bussinger reiterated that the Association would withdraw its' objection to the project as long as the developer agreed to consider modifying the site plan by moving the buildings to the south perimeter of the property and to install a vinyl fence along the north perimeter of the property.

NEW BUSINESS

Mr. Kiebzak distributed a supplement to the Manager's Report dated February 16, 2021. A motion was made by Mrs. Jarvis and seconded by Mrs. Bussinger to approve the cost of \$2,640.00 which will authorize RLC Landscaping to correct a drainage issue between buildings 23 and 24. The motion was unanimously approved.

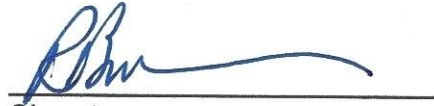
Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
February 16, 2021

A motion was made by Mrs. Bussinger and seconded by Mrs. Ward to adjourn the meeting at 9:10 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 16, 2021