

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

February 18, 2020

The meeting was called to order at 7:08 PM.

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

INTRODUCTION OF VISITORS – There were no members present at the start of the meeting.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the January 21, 2020, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the January, 2020, financial statement and the Financial Report dated February 18, 2020.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated February 18, 2020.

Landscape Replacement/Middle Court – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to approve Estimate #4077 that was prepared by RLC Landscaping who proposes to install new plant material on Middle Court at a cost of \$5,583.00. The motion was unanimously approved.

Concrete Restoration Of Roadways – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to approve the proposal from Gosalia Concrete Constructors who will repair the concrete on Cypress Court, Coral Court, and Willow Court at a cost of \$217,035.00. Mr. Kiebzak stated that he made a counter offer to Gosalia Concrete Constructors and was waiting for their response. The motion was unanimously defeated. Mrs. Bussinger called for another meeting to be held on Friday, February 21, 2020, in order to allow time to receive the response from Gosalia Concrete Constructors.

OLD BUSINESS

- A. AT&T – 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.
- D. Short Term Rental – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

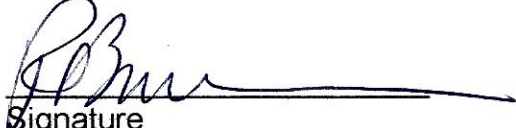
E. Wind Mitigation – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:30 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger
Print Name and Title

Date: March 17, 2020