

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

February 19, 2019

The meeting was called to order at 7:09 PM.

Directors present were Ruby Bussinger, Joyce Steinhardt, and Marlene Ward. Tony Alivento was present via a telephone conference call because he was ill and confined to being at home. Britta Jarvis was away on vacation. Keith Kiebzak was present to represent KL Management Group, Inc.

A motion was made by Mrs. Ward and seconded by Mrs. Bussinger to appoint Mary Hawks to fill a vacant position on the Board of Directors. The motion was unanimously approved. Mr. Alivento excused himself from the meeting.

INTRODUCTION OF VISITORS – Renee Alivento was present at the start of the meeting.

PRESIDENT'S REMARKS – Mrs. Bussinger said that there will be discussion later during the meeting about funding the Shingle Project. Mrs. Bussinger said that the problem with the website has been fixed.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the January 22, 2019, Board of Directors' meeting. Mrs. Hawks, Mrs. Steinhardt and Mrs. Ward voted yae, and Mrs. Bussinger abstained from voting because she was not present during that meeting. The motion passed.

FINANCIAL REPORT - Mr. Kiebzak reviewed the January, 2019, financial statement.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated February 19, 2019.

Mrs. Bussinger distributed and explained an analysis that she had prepared for funding the amount of money spent over budget on the shingle project which includes engineering fees, and for funding the upcoming drainage project.

MANAGER'S REPORT/SHINGLE REPLACEMENT – Mr. Kiebzak reviewed the report dated February 19, 2019.

Pool Resurface – The Board accepted Mr. Kiebzaks' choice to use Great White Pools for this project.

OLD BUSINESS

A. Drainage – A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to approve the proposal that was submitted by Plantmosphere Exteriors, Inc. to clean the retention areas in accordance with the scope of work that has been mandated by the City of Orlando at a cost of \$70,000.00. The motion was unanimously approved.

B. Balcony Condition Assessment and Concrete Restoration – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

C. Concrete Repair/Roadway: Select Engineer – A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to approve the proposal that was submitted by Burkett Engineering at a cost of \$9,500.00. The motion was unanimously approved.

D. Pool Resurface – This topic was discussed during the session of the Manager's Report.

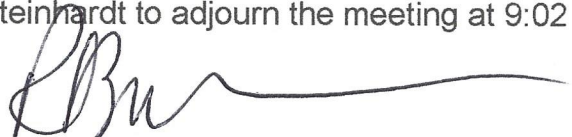
NEW BUSINESS

Mrs. Alivento distributed and explained a report about the research she has done in regard to the replacement of the patio fences.

A motion was made by Mrs. Hawks and seconded by Mrs. Steinhardt to adjourn the meeting at 9:02 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 19, 2019