

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

January 17, 2023

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:02 PM.

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

INTRODUCTION OF VISITORS – Troy Melum and Al Weger-Padilla were present at the start of the meeting.

Mr. Melum said that there is a small hole in the cyclone fence on the side of the racquet ball court that faces Middlebrook Road.

Mr. Weger-Padilla expressed his discontent about a violation letter that he had received with instructions to move his umbrella away from the building. He commented that the umbrella has been in the same location for over five years, and said that he has moved the umbrella away from the building.

A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 432, 462, 467, 506, 530, and 532 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.

A. Unit 312/5385 Elm Court/Collection Action – The following motion was to ratify a unanimous consensus that Mr. Kiebzak obtained from the Board prior to the foreclosure sale in response to a request from the owner's attorney who stated that his client wanted to satisfy the debt but did not offer a payment plan. A motion was made by Mrs. Bussinger and seconded by Mr. Robinson that the owner must satisfy the balance that is due on account which includes all legal fees and costs otherwise the foreclosure that is scheduled for January 12, 2023, will not be canceled. The motion was unanimously approved.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Robinson to accept the minutes of the December 13, 2022, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December 2022, financial statement and the Financial Report dated January 17, 2023. Mr. Kiebzak provided an update on the delinquent accounts.

MANAGER'S REPORT (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated January 17, 2023.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
January 17, 2023
MANAGER'S REPORT

Landscape Replacement - Director Wui Goh joined the meeting during a review of this section of the Manager's Report. The Board agreed to schedule a meeting on Tuesday, January 24, 2022, at 6:00 PM to review the landscape plan and irrigation overlay to establish a plan of action for the remainder of this fiscal year.

Hurricane Report – A motion was made by Mrs. Jarvis and seconded by Mrs. Steinhardt to approve the estimate from Mid-State Fence at a cost of \$4,056.00 per unit to replace the fence enclosures at 5318 Brook Court and 5397 Elm Court for a total cost of \$8,112.00. The motion was unanimously approved.

OLD BUSINESS

- A. Balcony Railing/Paint Buildings – 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.
- D. Erosion B 86/Lakeside – This topic was discussed during the session of the Manager's Report.
- E. Fence Replacement – B 21 and B29/Property Wide – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

A. Holiday Decorations Policy Revision – A motion was made by Mrs. Hawks and seconded by Mr. Robinson to approve the Holiday/Seasonal Regulations 2nd Revision policy to be effective at the conclusion of the current holiday season. The motion was unanimously approved.

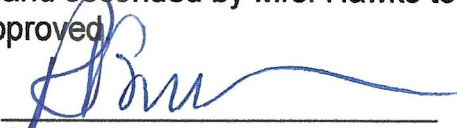
The Annual Maintenance Calendar was distributed to the Board of Directors so that they would be able to keep abreast of the Association's operations.

B. Project List – Mrs. Bussinger reviewed a project list and asked the Board to select the top three projects that each of them would like to focus on in 2023. She will compile their choices, so that the Board can strive to achieve a consensus on the priorities for the coming year.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mrs. Hawks to adjourn the meeting at 8:52 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: February 21, 2023