

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

BOARD OF DIRECTORS' MEETING MINUTES

January 18, 2022

The meeting was called to order at 7:02 PM.

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

COMMISSIONER BAKARI BURNS OF THE CITY OF ORLANDO, DISTRICT 6 – Commissioner Burns along with his assistant Jason Henry provided a summary of some of the current events in District 6. The developer for the Sunhill Apartment Project has submitted some design plans for review by the City. The code enforcement department has stepped up its effort to enforce the parking restrictions on Middlebrook Road. The Commissioner acknowledged that the curbs need to be re-painted to mark the No Parking zones which are located on both sides of the driveways into all the courts. He commented that the City is currently in the process of re-districting its population to insure better representation of its constituents. The Rental Assistance Program has more funding for people who have been financially impacted by the Covid 19 Pandemic. The City is reviewing the Affordable Housing Program as it relates to new developments.

INTRODUCTION OF VISITORS

Lee Martens introduced himself as a new owner in the community. Larry Palmisciano distributed a written commentary about recommendations for the upkeep of the patio fencing and a standard for the common area landscaping that is around all the buildings. Mr. Palmisciano suggested making the Manager's Report available for review on the Association's website.

A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 101, 469, and 610 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 motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to approve a payment plan for the owner of unit 113 which stipulates that a payment of \$200.00 is received by January 21, 2022, and that equal installments of \$200.00 are due every two weeks until the balance is paid in full. Late charges will be waived that normally accrue if there is an outstanding balance after the expiration of the monthly grace period provided that the owner adheres to the payment plan. The motion was unanimously approved.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Robinson to accept the minutes of the December 28, 2021, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December, 2021, financial statement and the Financial Report dated January 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 January 15, 2022.

OLD BUSINESS

- A. Clubhouse/Pool Locking System – This topic was discussed during the session of the Manager's Report.
- B. Concrete Balcony Restoration Project – This topic was discussed during the session of the Manager's Report.
- C. Elm Court Concrete Work – This topic was discussed during the session of the Manager's Report.
- D. Pool Fence Replacement – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

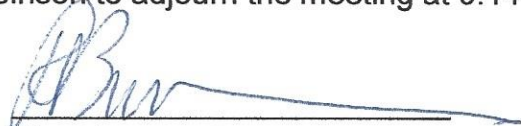
- A. Brook Court/Middle Court Concrete Work

A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to adjourn the meeting at 9:14 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 15, 2022