

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

BOARD OF DIRECTORS' MEETING MINUTES

January 19, 2021

The meeting was called to order at 7:05 PM.

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

INTRODUCTION OF VISITORS – Renee Alivento was 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 December 15, 2020, Board of Directors' meeting. Mrs. Bussinger, Mrs. Hawks, Mrs. Jarvis, Mrs. Ward, and Mrs. Steinhardt voted yea and Mr. Alivento abstained because he did not attend the December meeting. The motion was approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December, 2020, 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 January 19, 2021.

Paint Buildings – There was discussion about foregoing painting buildings 77 through 86 and buildings 1 through 4 this fiscal year. Mr. Kiebzak and Mrs. Bussinger will inspect the appearance of the buildings to see if the Board can consider this option.

OLD BUSINESS

A. Balcony Restoration Project – Mr. Kiebzak reviewed a supplement to the Manager's Report that he distributed at the meeting. A motion was made by Mrs. Steinhardt and seconded by Mrs. Bussinger to use the services of Mr. Tibedo as provided for in Appendix A of the Property Valuation Assessment Report at a cost of \$15,200.00 for design and bidding assistance and \$18,700.00 for contract administration. The motion was unanimously approved.

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

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

D. OUC/Recycling – This topic was discussed during the session of the Manager's Report.

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

Middlebrook Pines Condominium Association, Inc.  
Board of Directors' Meeting Minutes  
January 19, 2021

OLD BUSINESS

- F. Sidewalk Repair – This topic was discussed during the session of the Manager's Report.
- G. Sun Hill Apartment Complex – Mrs. Bussinger reported that 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

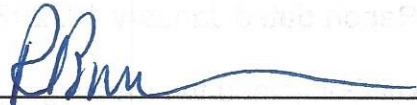
- A. Morgan Stanley – Mrs. Bussinger reviewed a report which she distributed that details a proposal to terminate the relationship with Morgan Stanley once a new financial advisor is selected.

Mr. Kiebzak was instructed to contact BB&T Bank to learn if the current business loan can be re-negotiated to a lower interest rate.

A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to adjourn the meeting at 8:40 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 16, 2021