

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

January 22, 2019

The meeting was called to order at 7:01 PM.

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

INTRODUCTION OF VISITORS – Renee Alivento and Mary Hawks were present at the start of this meeting.

PRESIDENT'S REMARKS – There were no remarks.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the December 18, 2018, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December, 2018, financial statement.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated January 22, 2019.

MANAGER'S REPORT/SHINGLE REPLACEMENT – Mr. Kiebzak reviewed the report dated January 22, 2019.

OLD BUSINESS

A. Drainage - This topic was discussed during the session of the Manager's Report.

B. Pool Resurface – Mr. Kiebzak reviewed a Manager's Report dated January 22, 2019. A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to approve a contract with either Great White Pools or White Sands Pool Plastering, Inc. depending upon which company gives the best cost answer to the question about repairing hollow spots in the pool and who gives the best warranty. Mr. Kiebzak will share his recommendation with the Board about which company to use upon receipt of their answers. The motion was unanimously approved.

NEW BUSINESS

A. Shingle Project/Paint Drip Edge – A motion was made by Mrs. Ward and seconded by Mrs. Jarvis to forego the painting of the drip edge on all the buildings and to instruct the engineer, Mr. Tibedo, to issue a change order so that this task is removed and the cost credited to the contract with ACI Century, Inc. The motion was unanimously approved.

B. Engineer Studies/Balcony Condition Assessment and Concrete Restoration – A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to approve the contract that was submitted by GeoWorld Engineering Group, Inc. which will cost the Association \$14,970.00. The motion was unanimously approved.


Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
January 22, 2019

Mrs. Jarvis announced that she will not be attending the February board meeting because she will be on vacation.

A motion was made by Mrs. Ward and seconded by Mrs. Jarvis to adjourn the meeting at 7:50 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 19, 2019