

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

July 18, 2017

The meeting was called to order at 7:06 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

A. Unit 111/Clubhouse Deposit – A motion was made by Mrs. Bussinger and seconded by Mr. Palmisciano to retain \$100.00 of the \$300.00 security cash deposit because the resident violated the facility use agreement by extending the party past the 11:00 PM curfew. Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt and Mrs. Ward voted yae, and Mr. Alivento abstained from voting because he is the property manager for the unit that is occupied by this tenant. The motion passed.

B. Unit 340/Covenant Enforcement – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to instruct the owner to remove the tree that is located on her patio. The motion was unanimously approved.

C. Unit 608 – Covenant Enforcement - A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to instruct the owner to remove the camera that is attached to the exterior wall of the unit. The motion was unanimously approved.

PRESIDENT'S REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to accept the minutes of the June 27, 2017, Board of Director's Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the June, 2017, financial statement and a separate report that projected an operating deficit as of June 30, 2017.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated July 18, 2017.

Fence and Shingle Replacement – A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to authorize Mr. Tibedo to proceed with Task 5.1 of his schedule of services titled Preliminary Engineering Design and Bid Package at a cost of \$11,247.00. The motion was unanimously approved.

Storage Covers – The Board unanimously agreed to allow Mr. Kiebzak to use his judgment in deciding if a drip edge on a storage cover needed to be painted the color of brown, and that this work would be an Association expense.

Miscellaneous – Mr. Kiebzak acknowledged the effort made by Mr. Schroeder who has volunteered to report to him lights that Mr. Schroeder can see are not operating when he walks the property. Mr. Schroeder is an onsite owner.

OLD BUSINESS

- A. Orlando Utilities Commission - Mr. Kiebzak said that Mrs. Soto has not heard from OUC about whether or not they would be providing a refund for overcharges incurred by the Association.
- B. Proposed Architectural Guideline-Security Camera - A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to table discussion of the guideline until the next duly called meeting. The motion was unanimously approved.

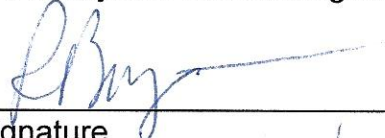
NEW BUSINESS

- A. Drainage/Unit 227 – A motion was made by Mr. Alivento and seconded by Mrs. Bussinger to approve the proposal from Plantmosphere Exteriors, Inc., dated June 14, 2017, at a cost of \$1,150.00. The motion was unanimously approved.
- B. GeoWorld – Task 5. Roofing System Design and Bid Package – This topic was discussed and approved by the Board during the session of the Manager's Report.
- C. Streets/Concrete Repair – This topic was discussed during the session of the Manager's Report.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:47 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: 8/15/17
