

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT
ORLANDO, FLORIDA 32811
BOARD OF DIRECTORS' MEETING MINUTES
July 20, 2021

The meeting was called to order at 7:07 PM.

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

INTRODUCTION OF VISITORS

A. Unit 125/5289 Middle Court/ Remove or Paint White Doggy Door – A motion was made by Mrs. Bussinger and seconded by Mr. Alivento to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owner to correct the deed restriction violation within a two week time frame or a time frame at the discretion of the Manager or the Board President, otherwise their case will be sent to the Association's attorney to initiate legal action to compel their compliance. The motion was unanimously approved.

PRESIDENT'S REMARKS – Mrs. Bussinger said that she will not be able to attend the meeting that is scheduled for August 17, 2021, so everybody agreed to move the meeting date to August 24, 2021.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the June 15, 2021, Board of Directors' Meeting, and the Annual Budget Meeting dated June 22, 2021. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the June, 2021, financial statement and the Financial Report dated July 20, 2021. Mr. Kiebzak provided an update on the delinquent accounts.

A. Unit 118/Third Party Offer – A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to secure its judgment during the bidding process at the upcoming foreclosure sale on July 27, 2021, and to decline the third party offer from Attorney Brad I. Schandler that was forwarded by the Association's attorney to Mr. Kiebzak on July 1, 2021. The motion was unanimously approved.

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 July 20, 2021.

Mr. Kiebzak distributed a report that is named Light Fixture Replacement which is being used to track any fixtures or sensors that have been replaced since the installation of the low profile LED light fixtures.

OLD BUSINESS

A. Balcony Restoration Project – This topic was discussed during the session of the Manager's Report.

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

OLD BUSINESS

- 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. Parking Stalls/Striping – This topic was discussed during the session of the Manager's Report.
- F. Sidewalk Repair/South Side - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

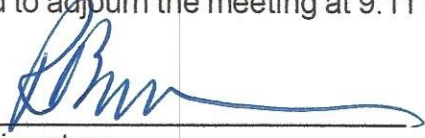
- A. Clubhouse/Pool Locking System – Mr. Kiebzak distributed a Manager's Report named Pool Locking System. A motion was made by Mr. Alivento and seconded by Mr. Goh to table a decision to approve the proposal from Omni Hawk dated June 28, 2021, at a cost of \$7,448.51. Mr. Alivento, Mr. Goh and Mrs. Hawks voted yae, and Mrs. Bussinger, Mrs. Jarvis, Mrs. Steinhardt and Mrs. Ward voted nae. The motion failed to pass. A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to approve the proposal from Omni Hawk dated June 28, 2021, at a cost of \$7,448.51. Mrs. Jarvis, Mrs. Steinhardt and Mrs. Ward voted yae, and Mr. Alivento, Mrs. Bussinger, Mr. Goh and Mrs. Hawks voted nae. The motion failed to pass. Mr. Kiebzak was instructed to schedule another zoom meeting so that the board members can watch a demonstration of the locking system hardware and software.
- B. Pool Fence Replacement – Mr. Kiebzak distributed a Manager's Report named Pool Area Fence Replacement dated July 20, 2021. A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to approval the proposal from Superior Fence and Rail dated July 8, 2021, at a cost of \$19,231.39. The motion was unanimously approved.
- C. Tree Removal/Stump Grind/The Sunbelt Tree Service/Proposal 062921-01 – A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to ratify the proposal at a cost of \$5,335.00. The motion was unanimously approved.

Mr. Alivento tendered his resignation from the Board of Directors that will become effective at the adjournment of this meeting.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:11 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: August 24, 2021