

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

BOARD OF DIRECTORS MEETING MINUTES

July 21, 2015

The meeting was called to order at 7:14 PM.

Directors present were Tony Alivento, Ruby Bussinger, Joyce Steinhardt, and Marlene Ward. Fernando Macedo notified the Board by email that he would not be attending this meeting because of a personal obligation. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

A. Unit 219/ Light Fixture – A motion was made by Mr. Alivento and seconded by Mrs. Ward to require that the owner remove a wooden post and the attached light fixture that have been installed inside the fenced patio and adjacent to the front gate. The owner may install a fixture type that is an LED light that is activated by a motion sensor, has a range of 10 feet, a motion angle of 120°, and a delay time of 10 seconds. The size of the fixture will be 3.4" L x 4.5" H x 1.7 W. A maximum number of two fixtures can be installed on the exterior side of the fence. The motion was unanimously approved.

B. Unit 416/4 Post Tent – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to require that the resident remove the four post tent that has been erected on the patio. The motion was unanimously approved.

C. Unit 605/Commercial Vehicle – A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to allow the resident of this unit to park his white Tacoma with the small ladder rack on the property provided that the ladder rack is empty. The motion was unanimously approved.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the June 16, 2015, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the June financial statement and a separate report that projected an operating surplus as of June 30, 2015.

Director Ricardo Torres joined the meeting.

Unit 607 – A motion was made by Mr. Torres and seconded by Mr. Alivento to negotiate a settlement with the owner which would waive the late charges and interest penalties, but would require payment of the legal fees and costs that have accrued as a result of the collection action. The Association's attorney is to proceed with foreclosure, if the owner does not agree to this arrangement. The motion was unanimously approved.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated July 21, 2015.

OLD BUSINESS


- A. Irrigation System – This topic was discussed during the session of the Manager’s Report.
- B. Light Fixtures/Buildings – This topic was discussed during the session of the Manager’s Report. The consensus of the Board was to replace a High Pressure Sodium light when it became inoperable with an LED light fixture.
- C. Clubhouse Facility Use Agreement – The Board took no action on this item.

NEW BUSINESS- No discussion ensued.


A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:30 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Klebzak, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 8/18/15