

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

BOARD OF DIRECTORS' MEETING MINUTES

June 15, 2021

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

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

INTRODUCTION OF VISITORS – There were no members present at the start of the meeting.

Covenant Enforcement:

Unit 245/ 5259 Brook/Re-hang or Remove Cable – The infraction has been corrected.

Unit 334/ 5355 Elm Court – The owners have removed the fasteners from the brick wall, so this infraction has been corrected. A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to approve the installation of the Casa Antica Paros Honed Filled Travertine Tile on the patio deck with the understanding that 1) it has been reviewed for the limited purpose of determining the aesthetic compatibility of the design plans, 2) that any improvement to the concrete deck (paint or tile) cannot change the outward appearance of the building and is relying on the owner to make this assurance, 3) that no review has been made to the functionality, safety, or compliance with governmental regulations, 4) that the Association will not be responsible for any incidental damage if the Association has to perform any maintenance to the common area which may affect the modification that was approved, 5) that the Association is not responsible for any liability issues or maintenance issues which may arise because the modification was approved, and 6) that the owner is responsible for returning the property to its prior condition if the approval of this application causes an increase in the Association's insurance cost. The motion was unanimously approved.

Unit 362/ 5390 Elm Court/Request Approval to Paint Patio Concrete Deck – A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to approve the color choice of Bamboo Fiber to paint the patio concrete deck with the understanding that 1) it has been reviewed for the limited purpose of determining the aesthetic compatibility of the design plans, 2) that any improvement to the concrete deck (paint or tile) cannot change the outward appearance of the building and is relying on the owner to make this assurance, 3) that no review has been made to the functionality, safety, or compliance with governmental regulations, 4) that the Association will not be responsible for any incidental damage if the Association has to perform any maintenance to the common area which may affect the modification that was approved, 5) that the Association is not responsible for any liability issues or maintenance issues which may arise because the modification was approved, and 6) that the owner is responsible for returning the property to its prior condition if the approval of this application causes an increase in the Association's insurance cost. The motion was unanimously approved.

Unit 444/ 5317 Bamboo Court/Request Approval for Light Fixture – A motion was made by Mr. Alivento and seconded by Mrs. Hawks to approve the two headed motion light fixture that is currently installed on the exterior side of the fence section that is located on the right side of the front gate. The motion was unanimously approved.

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A motion was made by Mrs. Jarvis and seconded by Mrs. Steinhardt to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 331 and 449 to correct the deed restriction violations 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 reminded everyone about the meeting that is on Thursday, June 22, 2021, which has been scheduled in order to approve the operating budget for the next fiscal year.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the May 18, 2021, Board of Directors' Meeting and the minutes of the June 1, 2021, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May, 2021, financial statement and the Financial Report dated June 16, 2021. Mr. Kiebzak provided an update on the delinquent accounts.

Unit 527/Revised Payment Plan – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to approve the forty month payment plan which includes paying the currently accruing assessments with the understanding that the Association proceeds with foreclosure if the owner defaults. The Association will also waive the accrual of late charges on the outstanding debt moving forward provided that the owner pays the currently accruing assessment before the expiration of the monthly grace period. 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 May 18, 2021.

AT&T Onsite Repairs – The Board agreed to take no further action on this item for an unspecified period of time.

City of Orlando Recycling – Mrs. Bussinger said that she is meeting tomorrow with a city representative to discuss the existing program.

Landscape Replacement Pending – The Board agreed to continue with the suspension of the landscape enhancement program. Coral Court was the next street in rotation for new plant material when the Board initially voted to suspend the replacement of landscaping in August 2020.

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.

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

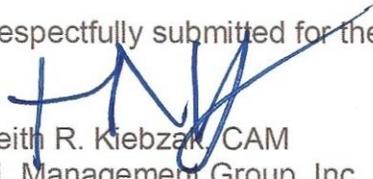
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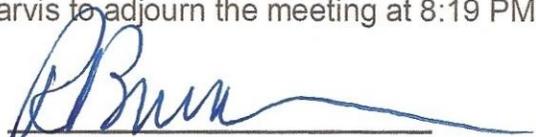
- D. OUC/Recycling – This topic was discussed during the session of the Manager's Report.
- E. Parking Stalls/Striping – This topic was discussed during the session of the Manager's Report.
- F. Sidewalk Repair/South Side - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to adjourn the meeting at 8:19 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: July 20, 2021