

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

June 18, 2019

The meeting was called to order at 7:00 PM.

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

INTRODUCTION OF VISITORS

- A. Covenant Enforcement/Unit 331 – Mr. Kiebzak said that the owner has corrected the violation, so there is no action that needs to be taken by the Board of Directors.
- B. Covenant Enforcement/Unit 444 – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to initiate legal action to compel the owner to paint the framework for the sliding glass door and the screen doors to community standard of the dark bronze. The motion was unanimously approved.
- C. Covenant Enforcement/ Unit 713 – Al Padilla was present to represent the owner of the unit who is his wife Gabriele Weger-Padilla because she could not be in attendance due to being away on a family matter. Mr. Padilla said that he would remove or lower the greenhouse, so that the top of it was below the height of the fence. The Board took no action on this matter.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the May 30, 2019, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May, 2019, financial statement.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated June 18, 2019.

Light Fixtures – There was unanimous consensus amongst the Board members to instruct Mr. Kiebzak to use the services of Scott Ballew when the need arises to install new light fixtures on buildings.

Unit 476/ 5360 Bamboo Court/Covenant Enforcement – There was unanimous consensus amongst the Board members to approve the settlement agreement which will be forwarded to the owner's attorney for approval and for her signature.

OLD BUSINESS

- A. Drainage/Property - This topic was discussed during the session of the Manager's Report.
- B. Balcony Condition Assessment and Concrete Restoration - This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

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

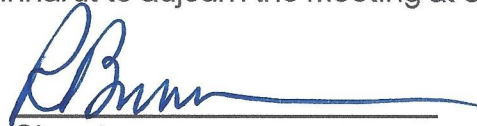
D. Pool Resurface - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussed ensued.

A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to adjourn the meeting at 8:20 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger
Print Name and Title

Date: July 16, 2019