

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

June 16, 2020

The meeting was called to order at 7:03 PM.

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

INTRODUCTION OF VISITORS – Gloria Grehl was present at the start of the meeting. She commented that there is an oak tree in the common area that is adjacent to her unit that needs to be pruned because there are some limbs which hang too low.

A. Unit 341/Request for a Payment Plan – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to approve a payment plan to pay off the balance of \$1333.80 that is due thorough June 30, 2020. The late charges which have accrued for the months of February through June 2020 would remain intact. Each month the owner will pay \$150.00 toward the arrearage and pay the currently accruing assessment. The late charge which would accrue because of the outstanding balance will be waived provided that the payment each month is paid before the-expiration of the grace period. The motion was unanimously approved.

Director Wui Goh joined the meeting.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the May 19, 2020, Board of Directors' meeting. The motion was unanimously approved. A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the June 2, 2020, Annual Meeting, the June 2, 2020, Budget Meeting, and the June 2, 2020, Organizational Meeting of the Board of Directors. Mrs. Bussinger, Mr. Goh, Mrs. Hawks, Mrs. Jarvis, Mrs. Ward, and Mrs. Steinhardt voted yea, and Mr. Alivento abstained from voting because he was not present at these meetings. The motion passed,

FINANCIAL REPORT - Mr. Kiebzak reviewed the May, 2020, financial statement and the Financial Report dated May 31, 2020.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated June 16, 2020.

OLD BUSINESS

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

NEW BUSINESS

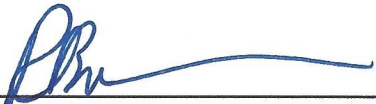
Mrs. Bussinger and Mr. Kiebzak each made a comment about information that some residents shared with Mr. Kiebzak concerning juvenile delinquents who were in the pool area and whose behavior was a nuisance for other people that were present at the time. This activity occurred over the weekend.

Mrs. Bussinger and Mr. Kiebzak each made a comment about a request that was made by a resident who wanted some common area trees pruned because they were interfering with the growing habits of the trees that were inside the fenced enclosure of their patio. Mr. Kiebzak stated that his response was to tell the resident that the Association prunes a tree to ensure that it remains healthy and vital, and if it poses a threat to cause harm to a person or could damage common property. The protocol does not include concern for the impact a tree might have on landscaping that is inside the fenced enclosure of a patio.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:04 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 21, 2020