

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

BOARD OF DIRECTORS MEETING MINUTES

June 16, 2015

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

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Fernando Macedo, Joyce Steinhardt, Ricardo Torres, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no members present at this meeting.

PRESIDENT'S REMARKS – Mrs. Bussinger reviewed a letter that will be sent with the coupon books when they are mailed to the membership. She asked for input from the Board.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the minutes of the May 19, 2015, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May financial statement and a separate report that projected an operating surplus as of May 31, 2015.

MANAGER'S REPORT (Numeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated June 16, 2015.

Traffic Posts – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to hire Stoltz General Contracting to remove sixty-one (61) posts that need to be replaced and install seventy-six (76) posts which includes 15 new locations at a cost of \$2,700.00. The motion was unanimously approved.

OLD BUSINESS

A. Irrigation System – Mr. Kracht is to write a letter to the attorney representing the Orlando Utilities Commission to explain that by their own definition a cross connection does not exist when the irrigation system is physically separated from the same potable water system that is used by the population of Middlebrook Pines.

B. Light Fixtures on Buildings – The Board of Directors need to decide on a preference between the light cast by a high pressure sodium fixture or that cast by an LED fixture before further action is taken to select the type of fixture that will be used to replace fixtures as they become inoperable.

C. Trash Removal at Dumpster Areas – Mr. Macedo explained his reasons for the merits of installing doors on the enclosures. The Board discussed the pros and cons for this type of installation. No action was taken on this item.

OLD BUSINESS

Mrs. Bussinger discussed two templates for signs that could be installed on the dumpster enclosures. The signs describe the rules governing the use of the containers and the penalties if the rules are violated by a resident. A motion was made by Mr. Alivento and seconded by Mrs. Ward to approve the purchase and installation of the signs. The signs will be made to match the actual size of the templates. The motion was unanimously approved.

Mr. Torres excused himself from the meeting.

D. Unit 237/Request to Install Light on Gate – A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to approve the temporary installation of two solar light fixtures on the fence until the Association establishes exterior light regulations. The Board or the property manager will have the authority to approve the installation a solar powered light fixture that will utilize 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. The motion was unanimously approved.

Mr. Macedo excused himself from the meeting.

NEW BUSINESS

A. Clubhouse Facility Use Agreement – The Board discussed the rules and regulations as they relate to the use of the clubhouse and that perhaps it is time to revise the agreement. Mrs. Bussinger asked that the Board submit their revisions to Mr. Kiebzak. No action was taken on this item.

Mrs. Bussinger commented that future projects given to the landscape company include a penalty clause if the work is not completed in a timely matter. Alternatively, the work can be out sourced, if the landscape company does not want to accept this condition as a part of the agreement.

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to adjourn the meeting at 9:19 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature


Print Name and Title

Date: 7/21/15