

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

BOARD OF DIRECTORS' MEETING MINUTES

June 21, 2022

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:04 PM.

Directors present were Mary Hawks, Britta Jarvis, Andrew Robinson, and Joyce Steinhart. Ruby Bussinger was on vacation. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Gloria Grehl asked questions about the recycling program.

A motion was made by Mrs. Jarvis and seconded by Mrs. Steinhart to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 246, 250, 473, 706, and 719 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 cases will be sent to the Association's attorney to initiate legal action to compel their compliance. The motion was unanimously approved.

PRESIDENT'S REMARKS – There were no comments from the Vice-President Mrs. Jarvis.

MINUTES – A motion was made by Mrs. Steinhart and seconded by Mrs. Jarvis to accept the minutes of the May 17, 2022, Board of Directors' Meeting, and the June 7, 2022, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May, 2022, financial statement. Mr. Kiebzak provided an update on the delinquent accounts.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated June 21, 2022.

Balcony Condition Assessment And Concrete Restoration – A motion was made by Mrs. Steinhart and seconded by Mrs. Hawks to approve the unit pricing of \$18.00 per square foot for the stucco repair and \$1.50 per square foot for the painting repair. The motion was unanimously approved.

Pool Locking System – A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to approve a \$652.70 increase to the original estimate of \$7,448.91 because the cost for programming and installing the locking system has increased by \$280.00, and the cost of \$330.00 for the two custom boxes for the gate locks was not included on the original estimate. The motion was unanimously approved.

Landscape Replacement – A motion was made by Mrs. Jarvis and seconded by Mrs. Steinhart to approve the contract with Sunscape Consulting at a cost of \$16,640.00. The motion was unanimously approved.

OLD BUSINESS

A. Clubhouse/Pool Locking System – Mr. Kiebzak reviewed a supplement to the Manager's Report with the title of New Recreation Area Locking System which addressed the distribution of the FOBS to the membership.

OLD BUSINESS

- B. Concrete Balcony Restoration Project – This topic was discussed during the session of the Manager's Report.
- C. Landscape Architect/Approve Contract – This topic was discussed during the session of the Manager's Report.
- D. Pool Fence Replacement – A motion was made by Mr. Robinson and seconded by Mrs. Hawks to approve the increase of \$652.70 over the original estimate of \$7,448.91 for the pool locking system. The cost for programming and installing the locking system has increased by \$280.00, and the cost of \$330.00 for the two custom boxes for the gate locks was not included in the original estimate. The added difference is the adjusted increase of the sales tax. The motion was unanimously approved.

NEW BUSINESS

- A. Striping Parking Areas – This topic was discussed during the session of the Manager's Report.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to adjourn the meeting at 8:17 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 19, 2022