

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

March 19, 2019

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

Directors present were Tony Alivento, Ruby Bussinger, Mary Hawks, Britta Jarvis and Joyce Steinhardt. Marlene Ward will not be attending because of another commitment. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Renee Alivento was present at the start of the meeting.

Ekaterina Merkulova who is the owner and resides at 5360 Bamboo Court attended the meeting and was accompanied by her mother. The Association has initiated legal action to compel Mrs. Merkulova to remove the basketball hoop that is on her property because it is taller than the height of the fence and is consistently unattended. Mrs. Merkulova believes that she is not in violation of the Association's rules and regulations because of how she has positioned the basketball hoop on the patio even though it can still be seen. Mrs. Merkulova believes that she is being singled out because she has compared her situation to other units that are not violations when the Board explained the reasons for her misinterpretations.

PRESIDENT'S REMARKS – There were no remarks.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the February 19, 2019, Board of Directors' meeting. Mrs. Bussinger, Mrs. Hawks, Mrs. Jarvis, and Mrs. Steinhardt voted yae, and Mr. Alivento abstained from voting because he was not present during that meeting. The motion passed.

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

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated March 19, 2019.

Landscape Enhancement – Mrs. Bussinger directed Mr. Kiebzak to remove this item from the Manager's Report because it seems that this work will be deferred until next fiscal year. Funds that are budgeted for the landscape replacement category were directed to fund the budget overage of the shingle project and to fund the drainage project.

Painting/Buildings – Mrs. Bussinger explained that Audrey Hamilton who is an owner and resident had approached Mr. Kiebzak about changing the tint of the paint to remove the gold hue from the color of the paint. Mrs. Bussinger and Mr. Kiebzak made a visual comparison between buildings that had and had not been painted. Kevin Henry who is the contractor that is painting the buildings was told to remove the gold hue because this modification changes the color of Bamboo back to its' original paint code.

MANAGER'S REPORT/SHINGLE REPLACEMENT – Mr. Kiebzak reviewed the report dated March 19, 2019.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
March 19, 2019

OLD BUSINESS

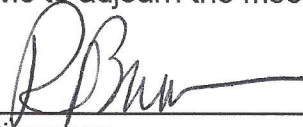
- A. Drainage/Property - This topic was discussed during the session of the Manager's Report.
- B. Balcony Condition Assessment and Concrete Restoration - This topic was discussed during the session of the Manager's Report.
- C. Concrete Repair/Roadway - This topic was discussed during the session of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

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to adjourn the meeting at 8:33 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: April 16, 2019