

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

BOARD OF DIRECTORS' MEETING MINUTES

March 15, 2022

The meeting was called to order at 7:06 PM.

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

INTRODUCTION OF VISITORS

Lee Martens and Larry Palmisciano were present at the start of the meeting.

A motion was made by Mrs. Bussinger and seconded by Mrs. Hawks to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 445 and 525 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 Mrs. Bussinger

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the February 15, 2022, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the February, 2022, financial statement and the Financial Report dated March 15, 2022. 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 March 15, 2022.

OLD BUSINESS

- A. Brook Court/Middle Court Concrete Work – This topic was discussed during the session of the Manager's Report.
- B. Clubhouse/Pool Locking System – This topic was discussed during the session of the Manager's Report.
- C. Concrete Balcony Restoration Project – This topic was discussed during the session of the Manager's Report.
- D. Landscape Replacement/Property Wide – This topic was discussed during the session of the Manager's Report.
- E. Light Fixtures – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

F. Pool Fence Replacement – This topic was discussed during the session of the Manager's Report.

G. Sidewalk Repair/ Replacement/North Side of Property – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

A motion was made by Mrs. Jarvis and seconded by Mr. Goh to adjourn the meeting at 8:07 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kielzak, CAM
KL Management Group, Inc.



Signature

Britta Jarvis, Vice President
Print Name and Title

Date: April 19, 2022