

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

March 28, 2023

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:03 PM.

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

INTRODUCTION OF VISITORS – Jo Warren, Troy Melum, Sally Warren, Gloria Grehl, Charissa Piscak, Linda Perkins, Larry Palmisciano, Ivan Mavrodiev, Terry Brooks, and Bernie Noga were present at the start of the meeting.

A. Jo Warren – Mrs. Warren presented ideas about improvements to the common area on behalf of a group of members of the Association.

B. Troy Melum – Mr. Melum presented written documentation regarding improvements to the common area on behalf of a group of members of the Association.

Director Wui Goh joined the meeting during the presentation that was being given by Mr. Melum.

C. Sally Warren – Mrs. Warren discussed the protection of the wildlife that is present within the community.

D. and E. - A motion was made by Mrs. Steinhardt and seconded by Mrs. Hawks to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 113 and 402 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.

F. Unit 711/5261 Cypress Court – Architectural Request/Storage Cover – A motion was made by Mr. Goh and seconded by Mr. Robinson to grant a temporary variance which will allow the owner to keep the existing storage cover and the enclosed storage area until the Association installs a new fence. The owner will be required to remove this addition at that time and comply with the Architectural Guideline for Storage Area Cover if he constructs a new storage cover. The motion was unanimously approved.

PRESIDENT'S REMARKS – There were no remarks from Mrs. Bussinger.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the February 21, 2023, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the February, 2023, financial statement and the Financial Report dated March 28, 2023. Mr. Kiebzak provided an update on the delinquent accounts.

MANAGER'S REPORT (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated March 28, 2023.

Unit 123/5295 Middle Court- Rehang Cable/Paint Front Door – A motion was made by Mrs. Jarvis and seconded by Mrs. Hawks to resume the enforcement of the existing violations because the Association has been successful with its collection effort against the owner. The motion was unanimously approved.

Landscape Replacement – A motion was made by Mr. Goh and seconded by Mrs. Jarvis to select RLC Landscaping at a cost of \$29,597.25 for Phase 1 of the landscape project. The motion was unanimously approved.

#### OLD BUSINESS

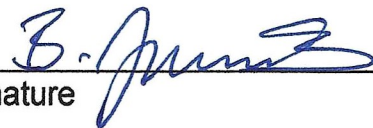
- A. Balcony Railing/Paint Buildings – This topic was discussed during the session of the Manager's Report.
- B. Clubhouse Enhancements – Mrs. Hawks is looking at other communities for ideas.
- C. Fence Replacement/B21 and B29/Property Wide – This topic was discussed during the session of the Manager's Report.
- D. Pool Bathrooms and Wall Shower – No new information.
- E. Pool Fence Replacement – This topic was discussed during the session of the Manager's Report.
- F. Striping Parking Areas – This topic was discussed during the session of the Manager's Report.
- G. Tennis Courts/Long Term Solution – Mrs. Bussinger said that this item is a priority for this year.
- H. Website – A motion was made by Mr. Goh and seconded by Mrs. Jarvis to terminate the contract with Downing Management and hire the services of The Website Design. The motion was unanimously approved.

NEW BUSINESS – No discussion ensued.

ADJOURNMENT - A motion was made by Mr. Robinson and seconded by Mrs. Jarvis to adjourn the meeting at 9:52 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

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

  
Signature  
Britta Jarvis, Vice-President  
Print Name and Title

Date: April 18, 2023