

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

May 15, 2018

The meeting was called to order at 7:07 PM.

Directors present were Tony Alivento, Ruby Bussinger, Marlene Ward, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

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

A. Unit 347/ Covenant Enforcement – Mr. Kiebzak said that this matter has been resolved.

PRESIDENT'S REMARKS – Mrs. Bussinger said that the main focus today will be the Board's duty to agree on a proposed operating budget, so that it can be approved at the next duly called meeting. She will comment about this topic when the business at hand reaches that item on the agenda.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the April 17, 2018, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the April, 2018, financial statement and a separate report that projected an operating surplus as of April 30, 2018.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated May 15, 2018.

OLD BUSINESS

A. Building Numbers – Mrs. Bussinger created a spreadsheet regarding the number and cost for this project and distributed it to the board members. A motion was made by Mr. Alivento and seconded by Mrs. Ward to purchase 99 signs from Whitehall Products, Inc. and have them installed by Greg Lockey at a cost of \$7,375.00. Mr. Alivento, Mrs. Steinhardt, and Mrs. Ward voted yae, and Mrs. Bussinger voted nae. The motion passed.

B. Landscape Enhancements Coral, Cypress, and Willow Courts – This topic was discussed during the session of the Manager's Report.

C. Project List – There was no action taken on this item.

D. Proposed Operating Budget July 1, 2018, to June 30, 2019 – A motion was made by Mr. Alivento and seconded by Mrs. Ward to approve the Proposed Operating Budget, Version 2, Draft 3, for distribution to the membership along with the notice of the meeting at which the proposed budget will be approved by the Board of Directors. Mr. Alivento voted yae, and Mrs. Bussinger, Mrs. Steinhardt, and Mrs. Ward voted nae. The motion did not pass.

A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to approve the Proposed Operating Budget, Version 2, Draft 3, for distribution to the membership after making a change to increase the annual budget for the expense category called Management Fee by \$1,525.00, and to reduce the annual budget for the expense category called Supplies by \$1,525.00. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
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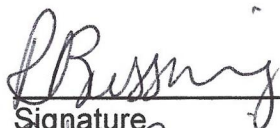
NEW BUSINESS

A. Balcony Railing Assessment and Restoration Project – There was no action taken on this item.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:49 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: 6/19/18