

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

BOARD OF DIRECTORS' MEETING MINUTES

May 16, 2017

The meeting was called to order at 7:05 PM.

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

INTRODUCTION OF VISITORS

A. Joseph Kelly – Morgan Stanley: Investment Review – Mr. Kelly provided an overview of the Association's investment portfolio.

B. Unit 505/Request for Waiver or Reduction of Late Charges – A motion was made by Mr. Alivento and seconded by Mrs. Ward to approve a twenty-four payment plan effective July 1, 2017, with the stipulation that a late charge on the currently accruing monthly assessment was received during the grace period and that the installment on the arrearage which existed prior to July 1, 2017, was received by the end of the month. The Association is to initiate foreclosure proceedings, if the owner defaults on this agreement. The motion was unanimously approved.

PRESIDENT'S REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the April 18, 2017, Board of Director's Meeting and the May 4, 2017, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the April, 2017, financial statement and a separate report that projected an operating surplus as of April 30, 2017.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated May 16, 2017.

OLD BUSINESS

A. Orlando Utilities Commission - This topic was discussed during the session of the Manager's Report.

B. Proposed Architectural Guideline-Lights/Security Camera – A motion was made by Mrs. Bussinger and seconded by Mr. Torres to table discussion of the guideline until the next duly called meeting.

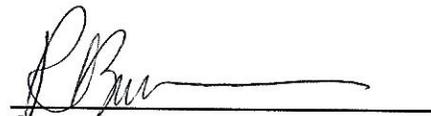
NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:04 PM. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
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Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger/President
Print Name and Title

Date: 6/27/17