

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

May 19, 2020

The meeting was called to order at 7:04 PM.

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

COMMISSIONER BAKARI BURNS OF THE CITY OF ORLANDO – Commissioner Burns and his aide Jason Henry attended the meeting. The Commissioner responded to questions of interest to the Board that were sent to him in advance of the meeting. His presentation concluded with instructions that will make his office available to the Board on future concerns and issues.

INTRODUCTION OF VISITORS – There were no members present at the start of the meeting. The agenda items were addressed out of order.

B. Unit 461/Covenant Enforcement/Trim palm in storage area – The owner has corrected the violation, so the Board took no action.

D. Unit 428/Covenant Enforcement/Trim tree living room corner and remove metal post attached to the brick wall - A motion was made by Mrs. Bussinger and seconded by Mrs. Hawks to instruct Mr. Kiebzak to obtain a commitment from the owner to correct the deed restriction violations within a two week time frame or a time frame at the discretion of the Manager, otherwise the case will be sent to the Association's attorney to initiate legal action to compel their compliance. The motion was unanimously approved.

A. Unit 467 and C. Unit 444 - A motion was made by Mr. Alivento and seconded by Mrs. Ward to suspend further action to compel the owners to remove their side post umbrellas pending a review by the Board of the rule governing this action. The motion was unanimously approved.

PRESIDENT'S REMARKS – Mrs. Bussinger stated that the website has been updated and that she is working to re-register 267 users. Mrs. Jarvis said that the timeout on registering is 24 hours from receiving an email from the website administrator, so consideration might be given to lengthen the time before the invitation times out. Mrs. Bussinger located \$50.00 due to Middlebrook Management on the FLtreasuryhunt.gov website, so she is applying for the funds.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the April 21, 2020, Board of Directors' meeting. The motion was unanimously approved. A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the May 14, 2020, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the April, 2020, financial statement and the Financial Report dated April 30, 2020. Mr. Kiebzak commented that the collection of the monthly assessments through the current date has not been impacted by the ramifications that have been caused by the Covid 19 Pandemic.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors' Meeting Minutes  
May 19, 2020

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated May 19, 2020.


OLD BUSINESS

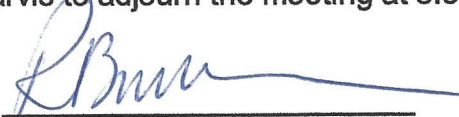
- A. AT&T – This topic was discussed during the session of the Manager's Report.
- B. Concrete Repair/Roadway – This topic was discussed during the session of the Manager's Report.
- C. Landscape Replacement/Coral Court – A motion was made by Mrs. Bussinger and seconded by Mr. Alivento to suspend the installation of new landscape material on the property through the end of this fiscal year. The Board will review the Association's financial position at the start of the new fiscal year and make a decision whether to proceed with this program. The motion was unanimously approved.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to adjourn the meeting at 8:50 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
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Signature

Ruby Bussinger, President  
Print Name and Title

Date: June 16, 2020