

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

BOARD OF DIRECTORS MEETING MINUTES

November 17, 2015

The meeting was called to order at 7:11 PM.

Directors present were Ruby Bussinger, Fernando Macedo, Larry Palmisciano, and Joyce Steinhardt. Tony Alivento did not attend this meeting because he was hampered with a bad sinus infection. Ricardo Torres did not attend this meeting because he was involved with a real estate transaction. Marlene Ward did not attend this meeting because she was recovering from double knee surgery. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – James Galante, Dana Schult, and Lynda Vaughn were present for this meeting.

Mrs. Bussinger said that she had filed a complaint with the USPS over their handling of the replacement of one of the mailboxes on Elm Court.

Mrs. Bussinger said that a resident should call the police department to report a nuisance which occurs during evening hours. The resident may follow up with the details of the incident the following day by filing a complaint with the Association.

Mr. Galante said that he wants the Association to remove a pine tree that is within the vicinity of his patio because debris from the tree is an annoyance. Mrs. Bussinger said that the Association will not remove a tree from the common area on the basis that it is an annoyance to a resident.

Mrs. Bussinger reviewed a letter dated November 16, 2015, that had been presented to the Board and which had been prepared by Mrs. Schult.

PRESIDENT'S REMARKS

Mrs. Bussinger said that there is unclaimed property for the amount of \$1,815.00 in the name of Middlebrook Pines which is being held by the State of Florida. She has filed a claim with the Department of Financial Service so that the Association may recover the funds.

Mrs. Bussinger said that a dual head fixture has been installed on the exterior wall of building 84 which faces building 85. The fixture was installed, so that the Board could consider it as another option to replace the light fixtures which are currently on the buildings.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the minutes of the September 18, 2015, and the October 20, 2015, Board of Directors meetings. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the October financial statement and a separate report that projected an operating surplus as of October 31, 2015.

FINANCIAL REPORT/SUPPLEMENT – A motion was made by Mr. Macedo and seconded by Mr. Palmisciano to accept the settlement offer of \$1,250.00 from Arena which will bring the accounts current for units 351, 440 and 607. The motion was unanimously approved.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated November 17, 2015.

LANDSCAPING REPORT – Mr. Kiebzak reviewed his response dated November 17, 2015, to a written report dated October 20, 2015, that had been prepared by Mr. Macedo regarding the landscape enhancements on Bamboo Court.

Mr. Kiebzak made reference to two CCR History Reports which identified deed restriction violations that were still outstanding and those that had been corrected.

## OLD BUSINESS

A. Irrigation System – Mr. Kiebzak reviewed a report dated November 17, 2015. Mrs. Bussinger said that Mr. Kracht had expressed some reservations about pursuing a lawsuit against the Orlando Utilities Commission. Mr. Kracht wants to meet with the Board to review the pros and cons about filing a lawsuit.

B. Light Fixtures/Buildings – Mr. Macedo found another lighting source which produces a fixture that does not contain a ballast so that the igniter can be a component of the LED bulb. He will make a report once his research has been completed.

## NEW BUSINESS

Mrs. Bussinger said that somebody has been distributing a business card to residents on the property which invites the reader to register on a web site called MBWatchdog.com. The card stated that access could be obtained within 24 hours. Mrs. Bussinger said that she has not heard back from the administrator of the website to confirm her registration, so she is unable to login. Mr. Macedo said that he created the website in order to engage the owners. He distributed cards to gauge the interest of owners. The site will only be available to owners and not to tenants. He said that the site is not operational.

Architectural Guideline for Security Signs – Mrs. Bussinger asked the Board to review it and share their comments so that a draft can be ready for approval at the next board meeting.

Mr. Macedo commented that the percentage of units which are occupied by tenants has exceeded 50 percent of the total number of units and that the property was not designed to be a rental community. Mr. Macedo suggests that the Board should establish committees to participate in some of the operational aspects of the Association.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
November 17, 2015

A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to adjourn the meeting at 8:46 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Keith R. Kiebzak, CAM  
KL Management Group, Inc

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

Date: \_\_\_\_\_