

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT
ORLANDO, FLORIDA 32811
BOARD OF DIRECTORS' MEETING MINUTES
October 19, 2021

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

Directors present were Ruby Bussinger, Wui Goh, Britta Jarvis, Joyce Steinhardt, Andrew Robinson, and Marlene Ward. Mary Hawks was present via telephone conference call. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

Mrs. Bussinger told Gloria Grehl about the type of new fence and locking system that is going to be installed in the recreation area. Mrs. Bussinger also explained to her why cypress wood is the best choice of wood material to use when the building fences are replaced. Larry Palmisciano was present on behalf of himself and Otis Fleeton to hand-deliver a written proposal for the installation of a new sidewalk that leads to their units which are located in building five. They believe that a new sidewalk will improve their ability to travel to and from the parking area because it will circumvent parked vehicles that partially block their path. The Board will consider this proposal when repairs to the sidewalks on the north side of the property are scheduled for repair next year.

A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 447, 513, 514, 527, 532, and 624 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.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Robinson to accept the minutes of the September 21, 2021, Board of Directors' Meeting and October 7, 2021 Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the September, 2021, financial statement and the Financial Report dated October 19, 2021. Mr. Kiebzak provided an update on the delinquent accounts.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated October 19, 2021.

Elm Court Concrete Work – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to approve the proposal from Gosalia Constructors which has a base bid of \$92,806.00. The motion was unanimously approved.

OLD BUSINESS

A. Clubhouse/Pool Locking System – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

- B. Concrete Balcony Restoration Project – This topic was discussed during the session of the Manager's Report.
- C. Elm Court Concrete Work – This topic was discussed during the session of the Manager's Report.
- D. Palm Tree Pruning – This topic was discussed during the session of the Manager's Report.
- E. Pool Fence Replacement – This topic was discussed during the session of the Manager's Report.
- F. Street Name: Add to House Number on Fence/Unit 640/5260 Cypress Court – This topic was discussed during the session of the Manager's Report

NEW BUSINESS

- A. Appoint Director to the Office of Vice-President – The Board took no action on this item.

A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to adjourn the meeting at 8:27 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: November 16, 2021