

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

BOARD OF DIRECTORS MEETING MINUTES
October 20, 2015

The meeting was called to order at 7:00 PM.

Directors present were Ruby Bussinger, Fernando Macedo, Larry Palmisciano, Ricardo Torres, Joyce Steinhardt, and Marlene Ward. Tony Alivento was not in attendance because he was on vacation. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

A. Joseph Kelly/Morgan Stanley: Investment Review - Mr. Kelly was present to give a status report about the Association's investment portfolio.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the September 15, 2015, Board of Directors Meeting. The motion was unanimously defeated. A motion was made by Mrs. Bussinger and seconded by Mr. Torres to table a vote on the minutes of the September 15, 2015, Board of Directors Meeting until the next board meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak had no comments about the September financial statement and a separate report that projected an operating surplus as of September 30, 2015.

Mr. Kiebzak reviewed a financial report dated October 20, 2015, in regard to units 351, 440 and 607. A motion was made by Mr. Macedo and seconded by Mr. Torres to make a counter offer of \$2,600.00 to Mr. Cohen who represents the owner of these three units. The motion was unanimously approved.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak had no comments about the Manager's Report dated October 20, 2015.

Mr. Macedo inspected the landscape enhancements that were installed by RLC Landscaping. He prepared a report following his inspection which was given to Mr. Kiebzak prior to the start of the meeting that was distributed to the Board at this time.

OLD BUSINESS

A. Irrigation System – A motion was made by Mr. Torres and seconded by Mrs. Ward to instruct the Association's attorney to file a lawsuit against the Orlando Utilities Commission "OUC" in order to prevent them from discontinuing the water service to the Middlebrook Pines property, if the Association disconnects the irrigation system from OUC's potable water supply in order to use the water from its well system. The lawsuit will also serve to prevent OUC from requiring a backflow prevention device on every unit meter because OUC believes that there is a potential cross connection, however the Association does not agree with OUC's definition of what is defined as a

potential cross connection. The motion was unanimously approved.

B. Light Fixtures/Buildings – A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to table discussion of this item until the next board meeting. The motion was unanimously approved.

Mr. Macedo and Mr. Palmisciano excused themselves from the meeting.

C. Clubhouse Facility Use Agreement – A motion was made by Mr. Torres and seconded by Mrs. Ward to approve the use of the two page document titled Middlebrook Pines Clubhouse Usage Agreement. The motion was unanimously approved.

NEW BUSINESS

A. Architectural Guideline for Additional Exterior Lighting – A motion was made by Mrs. Ward and seconded by Mr. Torres to approve the Architectural Guideline for Additional Exterior Lighting dated October 20, 2015. The motion was unanimously approved.

B. Viburnum in Front of AC Units – It had been suggested by Mr. Macedo that consideration be given to installing plant material to hide the AC units, cable boxes and wiring, and the electrical meters which are located on two sides of a building. The Board agreed that further discussion on this topic is warranted. Mr. Kiebzak will have some information for the Board to review at the next meeting.

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to adjourn the meeting at 9:24 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: