

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

BOARD OF DIRECTORS' MEETING MINUTES

April 18, 2017

The meeting was called to order at 7:03 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Mrs. Bussinger said that Ricardo Torres contacted her to say that he is ill, so he will not be attending the meeting tonight. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Renee Alivento was present at the start of the meeting.

B. George Tibedo/GeoWorld Engineering - Mr. Tibedo introduced himself to the Board of Directors at the request of the Shingle Replacement Committee. The Committee is recommending that the Association contract with his engineering firm to help guide the Board of Directors with the design, product selection, and construction phases of the shingle replacement.

A. Phillip Masi/Assured Partners/Property Insurance - Mr. Masi reviewed his proposal to replace the property coverage when the current policy expires on May 15, 2017.

C. Unit 413/Deed Restriction Enforcement - A motion was made by Mr. Alivento and seconded by Mrs. Ward to initiate legal action to compel the owner to remove the satellite dishes from the roof on the building. The motion was unanimously approved.

D. Unit 422/Deed Restriction Enforcement - A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to enter onto the patio and paint the front door the color of Bamboo. The painter should be accompanied by a witness to the act. The motion was unanimously approved.

E. Unit 428/Deed Restriction Enforcement - Mr. Kiebzak said that the owner was in the process of correcting the violations, so the Board does not need to take any action.

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

MINUTES - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the March 21, 2017, Board of Director's Meeting, the April 5, 2017, Annual Meeting, and the April 5, 2017, Organizational Meeting of the Board of Directors. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the March, 2017, financial statement and a separate report that projected an operating surplus as of March 31, 2017.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated April 18, 2017.

MANAGER'S REPORT, continued

Insurance – A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to approve the proposal from Assured Partners, so that property coverage which expires on May 15, 2017, is replaced in accordance with his recommendation. The motion was unanimously approved.

Fence and Shingles Replacement – A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to enter into a contract with George Tibedo of GeoWorld Engineering Group, Inc. to perform components of the scope of services with the titles Investigation of Existing Services, Construction Cost Estimate, and Economic Cost Analysis for the amount of \$21,593.00. The motion was unanimously approved.

OLD BUSINESS

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

NEW BUSINESS

A. Proposed Operating Budget 2017/2018 – The Board will review the proposed operating budget and discuss it at the next duly called board meeting.

B. Proposed Architectural Guideline-Lights/Security Camera – 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.

Respectfully submitted for the Secretary,

Signature

Keith R. Kiebzak, CAM
KL Management Group, Inc

Print Name and Title

Date: _____