

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

BOARD OF DIRECTORS' MEETING MINUTES

January 17, 2017

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

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no visitors at the start of this meeting.

PRESIDENT'S REMARKS – Mrs. Bussinger expressed her gratitude to all the Board members for their commitment and service to the community.

MINUTES - A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to accept the minutes of the December 20, 2016, Board of Directors' Meeting, The motion was unanimously approved. A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to accept the minutes of the January 10, 2017, Board of Directors' meeting. Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt, and Mrs. Ward voted yae, and Mr. Alivento abstained from voting because he was not in attendance at that meeting. The motion passed.

Director Ricardo Torres joined the meeting.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December, 2016, financial statement, and a separate report that projected an operating surplus as of December, 2016.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated January 17, 2017.

Orlando Utilities Commission – Mr. Kiebzak said that Mrs. Soto informed him that OUC has agreed to allow her to file the order to amend the complaint without a hearing. She hopes to see the Judge tomorrow to obtain a signature.

OLD BUSINESS

A. Air Conditioning Retrofit Architectural Guideline - A motion was made by Mr. Alivento and seconded by Mr. Torres to approve the Architectural Guideline for Air Conditioning Retrofit Version 4. The motion was unanimously approved.

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

C. Storage Area Roof Architectural Guideline – A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to approve the Proposed Architectural Guideline for Storage Area Cover Version 4. The motion was unanimously approved.

NEW BUSINESS

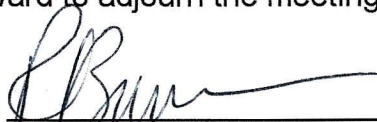
A. Insurance Review 2017 – A motion was made by Mr. Alivento and seconded by Mr. Torres to approve the insurance proposal prepared by Assured Partners for the policy period February 1, 2017, to February 1, 2018. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:30 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: 2/21/17