

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

BOARD OF DIRECTORS' MEETING MINUTES

February 21, 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.

A. Unit 729/Architectural Review Application – A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to allow the owner of Unit 729 to install one camera as specified in her email dated February 2, 2017, with dimensions not to exceed 3.29 inches wide by 4.23 inches tall by 3.54 inches deep. The owner will be required to use a professional contractor who specializes in this field and who will have the authority to install one camera on the exterior of Unit 729 with the exception of placement on the mansard styled siding or the roof. The owner will be responsible for protecting or removing this camera if the Association is required to maintain, repair, or replace any portion of the exterior of the building considered to be a common element. The motion was unanimously approved.

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

MINUTES - A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to accept the minutes of the January 17, 2017, Board of Directors' Meeting. The motion was unanimously approved.

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

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated February 22, 2017.

Orlando Utilities Commission – Mr. Kiebzak said that Mrs. Soto has informed him that there is a hearing on April 25, 2017, to hear OUC's motion to dismiss the lawsuit.

Mr. Palmisciano distributed a report titled the Mansard Renovation Committee Update dated February 21, 2017, which he reviewed with the Board of Directors. Mr. Kiebzak made reference to the Manager's Report-Mansard Shingle Replacement Report dated February 21, 2017.

Landscape Enhancements – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to approve estimate #1584 from RLC Landscaping Company for the amount of \$6,877.00 in order to install landscape material on Bamboo Court which will complete phase one of what is to be two phases of this project. The motion was unanimously approved.

OLD BUSINESS

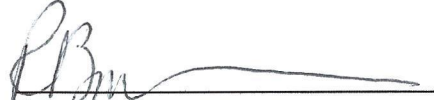
A. Orlando Utilities Commission - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

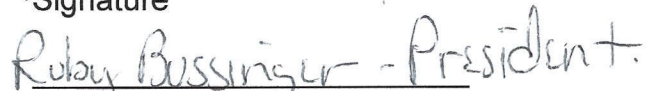
A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to adjourn the meeting at 9:06 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 3/21/17