

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

January 21, 2020

The meeting was called to order at 7:06 PM.

Directors present were Tony Alivento, Ruby Bussinger, Mary Hawks, Britta Jarvis, Joyce Steinhardt, and Marlene Ward. Wui Goh did not attend because he was out of the country. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no members present at the start of the meeting.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to instruct Mr. Kiebzak to obtain a commitment from the owners, who are identified in Items A. through I., to correct the deed restriction violations within a two week time frame or a time frame at the discretion of the Manager, 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 remarks from Mrs. Bussinger.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the November 19, 2019, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December, 2019, financial statement and the Financial Report dated January 21, 2020.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated January 21, 2020.

Wind Mitigation – A motion was made by Mrs. Ward and seconded by Mr. Alivento to hire Avalon Home Inspection at a cost of \$6,500.00 to prepare the Wind Mitigation Reports for the eighty-six (86) buildings and the clubhouse. The motion was unanimously approved.

#### OLD BUSINESS

- A. AT&T – This topic was discussed during the session of the Manager's Report.
- B. Balcony Condition Assessment and Concrete Restoration – This topic was discussed during the session of the Manager's Report.
- C. Concrete Repair/Roadway – This topic was discussed during the session of the Manager's Report.
- D. No Fishing/Swimming/No Trespassing Signs – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

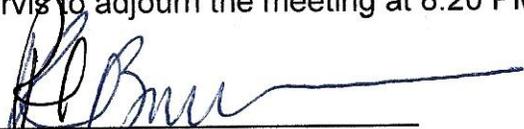
- E. Pool Resurface – This topic was discussed during the session of the Manager's Report.
- F. Traffic Posts – This topic was discussed during the session of the Manager's Report.
- G. Wind Mitigation – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to adjourn the meeting at 8:20 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
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Signature

Ruby Bussinger  
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Print Name and Title

Date: February 18, 2020