

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

July 16, 2019

The meeting was called to order at 7:01 PM.

Directors present were Tony Alivento, Ruby Bussinger, Wui Goh, Mary Hawks, Britta Jarvis, and Joyce Steinhardt. Marlene Ward did not attend the meeting because she was indisposed due to an allergy attack. 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. **Covenant Enforcement/Unit 214** – Mr. Kiebzak said that he had communicated with the owner who made a commitment to remove all of his personal property from the common area. A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to advise the owners that the Association will initiate legal action if the violations are still present after July 21, 2019, and that the Association will treat the property as abandoned and will arrange for it's disposal. The motion was unanimously approved.
- B. **Covenant Enforcement/Unit 251** – Mr. Kiebzak told the Board that he granted the property manager a thirty (30) day extension to remove the palm tree. The Board took no action on this matter.
- C. **Covenant Enforcement/ Unit 316** – Mr. Kiebzak will try to make personal contact with the owner to paint the front because they live onsite. The Board took no action on this matter.
- D. **Covenant Enforcement/Unit 425** – The Board took no action on this item because the basketball hoop cannot be seen.

PRESIDENT'S REMARKS – The Board agreed to change the date of next month's' meeting to August 27, 2019, so that Mrs. Bussinger could be in attendance for the August meeting because she was not going to be in town on August 20, 2019. Mrs. Bussinger asked the board members to start thinking about projects that they would like to address next fiscal year, so that a list can be started for the preparation of the operating budget for next year.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the June 18, 2019, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the June 2019, financial statement and the Financial Report dated July 18, 2019.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated July 16, 2019.

OLD BUSINESS

- A. **Drainage/Property** - This topic was discussed during the session of the Manager's Report.

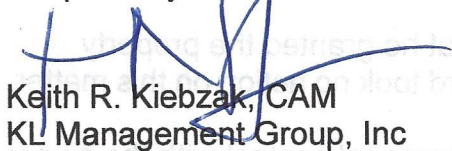
MANAGER'S REPORT

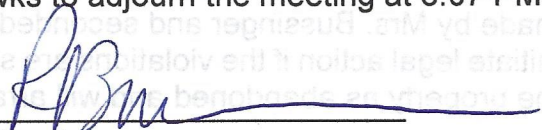
- B. Balcony Condition Assessment and Concrete Restoration - This topic was discussed during the session of the Manager's Report.
- C. Concrete Repair/Roadway - This topic was discussed during the session of the Manager's Report.
- D. Pool Resurface - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Hawks to adjourn the meeting at 8:07 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger
Print Name and Title

Date: August 27, 2019