

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

November 19, 2019

The meeting was called to order at 7:04 PM.

Directors present were Tony Alivento, Ruby Bussinger, Wui Goh, Mary Hawks, and Britta Jarvis. Joyce Steinhardt did not attend because a family member arrived from out-of-town. Marlene Ward did not attend because of a medical issue. Keith Kiebzak was present to represent KL Management Group, Inc.

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

PRESIDENT'S REMARKS – There were no remarks from Mrs. Bussinger.

MINUTES - A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to accept the minutes of the October 8, 2019, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the October, 2019, financial statement and the Financial Report dated November 19, 2019.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated November 19, 2019.

OLD BUSINESS

- A. AT&T Cable on Property – 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 – A motion was made by Ruby Bussinger and seconded by Mrs. Jarvis to approve the proposal from GeoWorld Engineering Group, Inc. dated November 5, 2019, at a cost of \$7,980.00. The motion was unanimously approved.
- D. No Fishing/Swimming/No Trespassing Signs – Mrs. Bussinger presented and reviewed the options and the costs associated with installing posts and signs around the pond. A motion was made by Mrs. Jarvis and seconded by Mrs. Hawks to select the option which used a fluted 3" pole and an acorn finial and to remove the words "No Trespassing" from the language which appears on the sign. The estimated cost for this project is \$1,570.00. The motion was unanimously approved.
- E. Pool Resurface – This topic was discussed during the session of the Manager's Report.

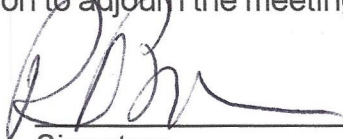
NEW BUSINESS

- A. Landscape Replacement/Elm Court – A motion was made by Mr. Alivento and seconded by Mrs. Jarvis to approve Estimate #3915 that was prepared by RLC Landscaping at a cost of \$ 5,062.50. The motion was unanimously approved.
- B. Palm Trees – This topic was discussed during the session of the Manager's Report.
- C. Pool Furniture – This topic was discussed during the session of the Manager's Report.
- D. Street Sign/Cypress Court – This topic was discussed during the session of the Manager's Report.
- E. Traffic Posts – This topic was discussed during the session of the Manager's Report.
- F. Wind Mitigation – This topic was discussed during the session of the Manager's Report.

A motion was made by Mr. Alivento and seconded by Mr. Goh 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

  
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Signature

Ruby Bussinger  
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Print Name and Title

Date: January 21, 2020