

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

October 8, 2019

The meeting was called to order at 7:09 PM.

Directors present were Tony Alivento, Ruby Bussinger, Wui Goh, Mary Hawks, Britta Jarvis, Joyce Steinhardt, and Marlene Ward. 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. Ward to instruct Mr. Kiebzak to obtain a commitment from the owners, who are identified in Items A., B., D. through I., and Item K., to correct the deed restriction violations within a two week time frame, otherwise their case will be sent to the Association's attorney to initiate legal action to compel their compliance. The motion was unanimously approved.

Item C. - Unit 117/5286 Middle Court – The Board had to take no action to compel the owner to correct the violations because the owner is in compliance.

Item J. – Unit 608/5264 Coral Court - The owner has agreed to pay the late charge.

**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 September 17, 2019, Board of Directors' meeting. The motion was unanimously approved.

**FINANCIAL REPORT** - Mr. Kiebzak reviewed the September, 2019, financial statement and the Financial Report dated October 8, 2019.

**MANAGER'S REPORT** (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated October 8, 2019.

**Covenant Enforcement/Unit 251/5271 Brook Court** – A motion was made by Mrs. Jarvis and seconded by Mr. Alivento to give the owner two weeks from today to remove the tree stump on the patio otherwise the Association's attorney will be instructed to initiate legal action to compel their compliance. The motion was unanimously approved.

**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. City Trash Dumpsters - This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

- D. Concrete Repair/Roadway – This topic was discussed during the session of the Manager's Report.
- E. No Fishing Sign – This topic was discussed during the session of the Manager's Report.
- F. Pool Resurface – This topic was discussed during the session of the Manager's Report.

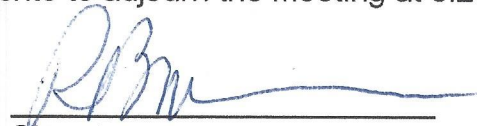
NEW BUSINESS

A. Landscape Replacement/Elm Court – A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to approve Estimate #3799 that was prepared by RLC Landscaping at a cost of \$ 6,251.00. The motion was unanimously approved.

A motion was made by Mrs. Ward and seconded by Mr. Alivento to adjourn the meeting at 8:26 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: November 19, 2019