

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

BOARD OF DIRECTORS' MEETING MINUTES

December 20, 2017

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

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, Ricardo Torres, and Marlene Ward. Mr. Macedo was not present because he was visiting with family. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

- A. Unit 474/Late Charge Waiver Request – A motion was made by Mr. Alivento and seconded by Mr. Torres to keep the September late charge intact. The motion was unanimously approved.
- B. Unit 708/Deed Restriction Enforcement – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to require that the owner and/or tenant remove the security cameras which are attached to the exterior of the unit. The motion was unanimously approved.

Carmen Torres was present at the start of this meeting.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Torres to accept the minutes of the November 15, 2016, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the November, 2016, financial statement.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated December 20, 2016.

Shingles – A motion was made by Mr. Alivento and seconded by Mrs. Bussinger to stop repairing the shingles. Mr. Alivento and Mrs. Ward voted yae, and Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt, and Mr. Torres voted nae. The motion failed to pass.

OLD BUSINESS

- A. Air Conditioning Retrofit Architectural Guideline - This topic was discussed during the session of the Manager's Report.
- B. Orlando Utilities Commission - This topic was discussed during the session of the Manager's Report.
- C. Storage Area Roof Architectural Guideline - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

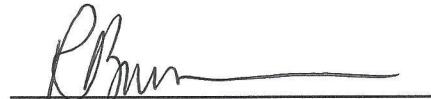
A. Advance Pool/Rate Increase – A motion was made by Mr. Alivento and seconded by Mrs. Ward to approve a \$10.00 increase of the monthly rate so that the new fee will be \$400.00 effective January 1, 2017. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mr. Ward to adjourn the meeting at 8:13 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger - President
Print Name and Title

Date: 01/17/2017