

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

BOARD OF DIRECTORS' MEETING MINUTES

August 16, 2016

The meeting was called to order at 7:03 PM.

Directors present were Tony Alivento, Ruby Bussinger, Fernando Macedo, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Ricardo Torres sent an email to Mr. Kiebzak stating that he was out of town on business. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no visitors present at this meeting.

PRESIDENT'S REMARKS – Mrs. Bussinger stated this meeting is being recorded in an audio format, so that the Association has a version independent of the audio recording being done by Mr. Macedo.

MINUTES - A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to accept the minutes of the July 19, 2016, Board of Directors' Meeting. Mr. Alivento, Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt, and Mrs. Ward voted yae, and Mr. Macedo abstained from voting. The motion carried.

FINANCIAL REPORT - Mr. Kiebzak reviewed the July, 2016, financial statement and a separate report that projected an operating deficit as of July 31, 2016. Mr. Kiebzak presented a verbal report on the status of delinquent accounts which are in collections.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated August16, 2016.

HUD Condominium Registration - The Board agreed that it would be beneficial to the membership to learn if the Association could be certified as an FHA approved property.

Crime Alert - The Board agreed to contact some security firms to create a profile of the community and to submit a proposal. A proposal should include an assessment of the types and frequency of criminal activity along with a program that would serve as a deterrent.

OLD BUSINESS

A. Orlando Utilities Commission – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to authorize Kimberly Soto, Esquire to proceed with filing the Petitioners Verified Petition to Perpetuate Testimony against Orlando Utilities Commission. The motion was unanimously approved.

NEW BUSINESS

A. Air Conditioning Retrofit Architectural Guideline – Mr. Kiebzak reviewed the Proposed Architectural Guideline for Air Conditioning Retrofit. Mr. Kiebzak will endeavor to get a schematic drawn to be included as part of the guideline.

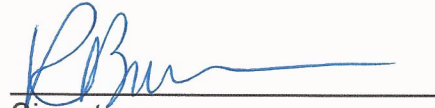
NEW BUSINESS, continued

- B. Crime Alert - This topic was discussed during the session of the Manager's Report.
- C. HUD Condominium Registration - This topic was discussed during the session of the Manager's Report.
- D. Mosquito Control - This topic was discussed during the session of the Manager's Report.
- E. Storage Area Roof Architectural Guideline – Mr. Kiebzak reviewed the Proposed Architectural Guideline for Storage Area Cover.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to adjourn the meeting at 8:24 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 9/20/16