

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

BOARD OF DIRECTORS MEETING MINUTES

March 15, 2016

The meeting was called to order at 7:08 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Ricardo Torres, Joyce Steinhardt and Marlene Ward. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

Renee Alivento, Dana Schult, Lynda Vaughn and Phillip Ward were present for this meeting. Mrs. Bussinger invited these owners to stay for the duration of the meeting because their questions were topics for discussion later in the meeting.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the minutes of the February 15, 2016, Board of Directors' meeting. The motion was unanimously approved. A motion was made by Mr. Alivento and seconded by Mr. Torres to accept the minutes of the March 10, 2016, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the February, 2016, financial statement and a separate report that projected an operating surplus as of February 29, 2016. Mr. Kiebzak presented a verbal report on the status of delinquent accounts which were in collections.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated March 15, 2016.

OLD BUSINESS

A. Irrigation System/OUC – This topic was included in the Manager's Report dated March 15, 2016. No discussion ensued.

NEW BUSINESS

A. Shingles – A motion was made by Mr. Palmisciano and seconded by Mrs. Ward that before future repairs are made to the wood shingles on the mansards additional research would be done to determine the most feasible method to professionally bring the shingles back to their original state. Mr. Palmisciano, Mr. Torres, and Mrs. Ward voted yea, and Mr. Alivento, Mrs. Bussinger, and Mrs. Steinhardt voted nae. The motion failed to pass. The Board was unanimous with its consent that Mr. Kiebzak is to suspend action to repair the shingles on the mansards pending further research by Mr. Palmisciano.

NEW BUSINESS, continued

A. Wind Screen Tennis Court – No action was taken.

Mrs. Alivento and Mr. Palmisciano had researched the option of painting the umbrellas that are on the pool deck, or to purchase new ones. Kevin Henry Painting submitted a bid to paint the umbrellas at a cost of \$750.00. The Board was unanimous with its consent to paint the umbrellas. Mrs. Alivento and Mr. Palmisciano were delegated the task of selecting the color that will be used to paint the umbrellas.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:40 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: 4/19/16