

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

BOARD OF DIRECTORS' MEETING MINUTES

June 21, 2016

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

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

INTRODUCTION OF VISITORS – Dana Schult was present at the start of the meeting.

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

MINUTES - A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to accept the minutes of the April 19, 2016, Board of Directors' meeting. The motion was unanimously approved. A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to accept the minutes of the May 2, 2016, Board of Directors meeting. The motion was unanimously approved. A motion was made by Mr. Palmisciano and seconded by Mr. Alivento to accept the minutes of the May 31, 2016, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May, 2016, financial statement and a separate report that projected an operating surplus as of May 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 June 21, 2016.

Willow Court/Do Not Block Intersection Sign – There was no objection from the Board for Mr. Kiebzak to work with the City of Orlando to erect a sign on the boulevard.

Morgan Stanley – Mr. Kiebzak reviewed a report that summarized the status of the funds being managed by Morgan Stanley.

Clubhouse Reservation/Hold Deposit – A motion was made by Mr. Alivento and seconded by Mrs. Ward to withhold \$100.00 from the security deposit because the owner of Unit 634 violated some provisions of the agreement. Mr. Alivento, Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt, and Mrs. Ward voted yae, and Mr. Macedo voted nae. The motion passed.

OLD BUSINESS

A. Governing Document Review – A motion was made by Mrs. Bussinger and seconded by Mr. Macedo to instruct Kimberly Soto, Esquire, to review and contrast the unrecorded set of governing documents that were compiled after the 1989 merger with the set recorded in the public record and provide an estimate of her cost to provide a recommendation on how to reconcile any differences that may exist between the two sets of documents. Mr. Alivento, Mrs. Bussinger, Mr. Macedo, Mrs. Steinhardt, and Mrs. Ward voted yae, and Mr. Palmisciano voted nae. The motion passed.

OLD BUSINESS, continued

B. Orlando Utilities Commission/Change Attorney of Record – A motion was made by Mr. Alivento and seconded by Mr. Macedo to retain Mrs. Soto, Esq., to review the file to determine if the Association has an enforceable claim against OUC for overcharging the Association for water consumption. The motion was unanimously approved.

C. Shingle Repair/Replacement – The Board was unanimous with its consent to replace an individual shingle that has become dislodged from a panel using the repair techniques prescribed by Shakertown.

NEW BUSINESS

A. Board Position – Mrs. Bussinger described what she believed to be expected attributes for all individuals wanting to serve our community as a Board Member which included being ethical, honest, collaborative, and participative in all actions and behaviors as they relate to Middlebrook Pines membership. She then provided examples and her opinion about why Mr. Macedo's behaviors and actions are unacceptable as a Board Member. She asked Mr. Macedo to tender his resignation from the Board, and Mr. Macedo declined. A motion was made by Mr. Alivento and seconded by Mrs. Ward to instruct Mrs. Soto, Esquire to determine what steps would be required to remove Mr. Macedo from the Board of Directors. The motion was unanimously approved.

B. Clubhouse Reservation/Hold Deposit – The Board of Directors took action on this item during the session of the Manager's Report.

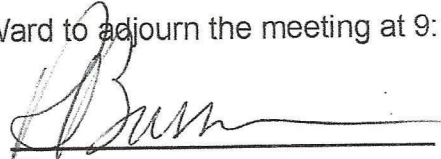
C. Violation Walkthroughs/ Board – Mrs. Bussinger proposed an idea that those Board Members, who are able and willing, to complete regular walkthroughs and report violations to Keith for follow through in order to facilitate faster notifications and resolution to infractions and violations to rules and regulations.

Mr. Macedo and Mr. Palmisciano excused themselves from the meeting.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:17 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: 7/19/16
