

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

BOARD OF DIRECTORS' MEETING MINUTES

July 19, 2016

The meeting was called to order at 7:30 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, Ricardo Torres, and Marlene Ward. Fernando Macedo sent an email to Mr. Kiebzak stating that he might be late for the meeting. His wife is stranded alongside a road because her vehicle is not operational. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Gloria Grehl, David Lovely, and Lynn Vaughn were present at the start of this meeting.

Mr. Kiebzak read an email that he sent to Otis Fleeton who is a resident owner. In it, he thanked Mr. Fleeton for complimenting the Board concerning the landscape enhancements and for their overall effort as evidenced by the improved appearance of the property.

Mrs. Vaughn expressed her hope to see mulch installed this fiscal year.

Mr. Lovely was present to plead his case for the reversal of a late charge that accrued on the account for unit 227. A motion was made by Mr. Palmisciano to waive the May late charge. No action was taken because the motion died for lack of a second. A motion was made by Mrs. Steinhardt and seconded by Mr. Torres to keep the May late charge intact. Mr. Alivento, Mrs. Bussinger, Mrs. Steinhardt, Mr. Torres, and Mrs. Ward voted yae, and Mr. Palmisciano voted nae. The motion passed.

PRESIDENT'S REMARKS – Mrs. Bussinger commented that she was in the process of updating the Association's website.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the June 17, 2016, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the June, 2016, financial statement and a separate report that projected an operating deficit as of June 30, 2016. Mr. Kiebzak presented a verbal report on the status of delinquent accounts which are in collections. Mr. Kiebzak stated that the Morgan Stanley account showed a rate of return of 1.80% for fiscal year 2016/2017.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to remove the reserve funds from the investment funds and into certificates of deposit effective immediately and to revisit a more aggressive investment strategy in the future when the Market, economy, and world events become more stable. The motion was unanimously approved.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated July 19, 2016.

OLD BUSINESS

A. Board Position – A motion was made by Mr. Alivento and seconded by Mr. Torres that Kimberly Soto, Esquire, review the specific information which has been communicated to owners by Fernando via website, US mail, and delivered to gates to determine whether the Association has grounds to seek an order from the court requiring that he stop these communications and behaviors and that Ms. Soto proceed with said action, if she finds that this is the appropriate response. The motion was unanimously approved.

B. Governing Documents – Members of the Board will compare the documents recorded in the public record with the booklet that was created when Middlebrook Property Owners Association, Inc. and Middlebrook Pines Condominium Association, Inc. were merged in 1989 which included several amendments that were approved by the membership. This booklet does not contain recorded versions of these documents.

C. Orlando Utilities Commission – A motion was made by Mr. Palmisciano and seconded by Mr. Torres to instruct Kimberly Soto, Esquire, to proceed with instituting a deposition under the rules of civil procedure against OUC as a means to recoup the overcharges assessed against the Association. The motion was unanimously approved.

NEW BUSINESS

Mr. Palmisciano excused himself from this meeting.

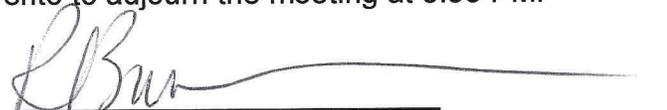
A. Blinds for Clubhouse – A motion was made by Mr. Alivento to keep the existing blinds intact. No action was taken for lack of a second.

A motion was made by Mrs. Steinhardt and seconded by Mr. Torres to approve the purchase of the Brand called Signature that is a vertical blind with an S shaped style with a color that is called Avery Cloud Cover. The cost for the blinds is not to exceed \$1,200.00. Mrs. Bussinger, Mrs. Steinhardt, Mr. Torres, and Mrs. Ward voted yae, and Mr. Alivento voted nae. The motion passed.

A motion was made by Mrs. Ward and seconded by Mr. Alivento to adjourn the meeting at 8:56 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
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Signature  
Ruby Bussinger / President  
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Print Name and Title  
Date: 8/16/16  
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