

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

BOARD OF DIRECTORS MEETING MINUTES - DRAFT

January 19, 2016

The meeting was called to order at 7:05 PM.

Directors present were Ruby Bussinger, Larry Palmisciano, Ricardo Torres, Joyce Steinhardt and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc. Mrs. Bussinger said that Fernando Macedo had contacted her to advise that he would not be attending this meeting. Mr. Kiebzak said that Tony Alivento had contacted him to advise that he would not be attending this meeting

INTRODUCTION OF VISITORS – There were no members present for this 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 December 15, 2015, Board of Directors meetings. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December financial statement and a separate report that projected an operating surplus as of December 31, 2015.

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

House Numbers – The Board did not vote to change the style of the house number. Mr. Kiebzak will continue to use a dark grey PVC plaque with routed white PVC numbers. The depth of the sign is 1/4 inch, the length is 14 inches and the height is 8 inches. The size of a number is 3 inches.

Landscaping in Front of AC Units – A motion was made by Mr. Torres and seconded by Mr. Ward to 1) use azaleas, podocarpus or viburnum choosing the plant that is best suited for its location, i.e. space, amount of light, ground conditions, and architectural compatibility with the plants in the surrounding area, and 2) to install plant material in front of the AC units regardless of whether or not the existing plant material is healthy and will not grow to a height that camouflages the AC units. The motion was unanimously approved.

OLD BUSINESS

A. Architectural Guidelines/Security Signs – A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to approve version 2 of these guidelines. The motion was unanimously approved.

B. Irrigation System – Mr. Kiebzak reviewed the Manager's Report dated January 19, 2016.

OLD BUSINESS, continued

C. Light Fixtures – No discussion ensued.

D. Tennis Courts – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to adjourn the meeting at 8:33 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiepszak, CAM
KL Management Group, Inc



Signature


Print Name and Title

Date: 2/16/16