

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

BOARD OF DIRECTORS' MEETING MINUTES

April 19, 2016

The meeting was called to order at 7:00 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Ricardo Torres, Joyce Steinhardt and Marlene Ward. Fernando Macedo was unable to attend the meeting because he was in New York. Mr. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS –Lynda Vaughn was present for this meeting.

A. Unit 523 – Waiver of Late Charge – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to keep the late charges intact. The motion was unanimously approved.

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 March 15, 2016, Board of Directors' meeting. The motion was unanimously approved. A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to accept the minutes of the April 6, 2016, Annual Meeting. The motion was unanimously approved. A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to accept the minutes of the April 6, 2016, Organizational Meeting of the Board of Directors. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the March, 2016, financial statement and a separate report that projected an operating surplus as of March 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 April 19, 2016.

Towing Contract – A motion was made by Mr. Alivento and seconded by Mr. Torres to terminate the contract with P-Gilles Store Towing Services Corp. The motion was unanimously approved. A motion was made by Mr. Alivento and seconded by Mr. Torres to approve the contract with Airport Towing Services. The motion was unanimously approved.

OLD BUSINESS

A. House Numbers – A motion was made by Mr. Torres and seconded by Mr. Palmisciano to approve the purchase of Fast and Easy Four inch rectangular plaques at a cost of \$9,450.80 as presented in a written proposal from Whitehall Products dated April 1, 2016. The cost to install these plaques is not to exceed the amount of \$1,050.00. The motion was unanimously approved.

A. Irrigation System/OUC – This topic was included in the Manager's Report dated April 19, 2016. No discussion ensued.

**NEW BUSINESS**

A. Landscape Replacement – Brook & Middle Court, Pool Area – A motion was made by Mrs. Bussinger and seconded by Mr. Alivento to approve Estimate #814 dated April 5, 2016, that was prepared by RLC Landscaping that outlined the installation of landscape enhancements for Brook Court at a cost of #12,052.00, and to approve Estimate #829 dated April 14, 2016, that was prepared by RLC landscaping that outlined the installation of landscape enhancements for Middle Court at a cost of \$9,228.00. The motion was unanimously approved. There was no proposal for landscape enhancements at the pool area.

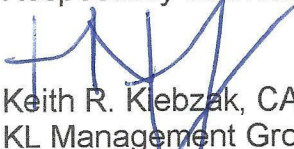
B. Legal Advice/Attorney – There was discussion about keeping the collection of accounts receivable with Brain Kracht, P.A., and engaging the services of another attorney to represent the Association on other legal matters. No action was taken.

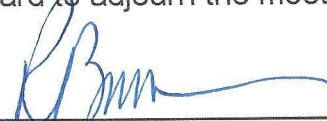
Mr. Palmisciano excused himself from the meeting.

C. Proposed Operating Budget 2016-2017 – A motion was made by Mr. Torres and seconded by Mrs. Ward to approve the Proposed Operating Budget 2016-2017 Draft 1 Version 2, so that it could be distributed to the membership. The motion was unanimously defeated.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:15 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Klebzak, CAM  
KL Management Group, Inc

  
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Signature

Ruby Bussinger / President  
\_\_\_\_\_  
Print Name and Title

Date: 6/21/16  
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