

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

BOARD OF DIRECTORS' MEETING MINUTES

September 19, 2023

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:02 PM.

Directors present were Ruby Bussinger, Wui Goh, Mary Hawks, Britta Jarvis, Andrew Robinson, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Gloria Grehl was present at the start of the meeting.

A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 114, 223, 225, 459, 462, 523, 532, and 621 to correct the deed restriction violations within a two-week time frame or a time frame at the discretion of the Manager or the Board President, otherwise their cases will be sent to the Association's attorney to initiate legal action to compel their compliance. The motion was unanimously approved.

PRESIDENT'S REMARKS – Mrs. Bussinger said that she hopes to have the website operational by Christmas.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Robinson to accept the minutes of the August 15, 2023, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the August 2023 financial statement and the Financial Report dated September 19, 2023.

MANAGER'S REPORT (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated August 15, 2023.

Tennis Court – A motion was made by Mrs. Bussinger and seconded by Mr. Robinson to approve the estimate from AAA Court Construction and Resurfacing at a cost of \$13,400.00. The motion was unanimously approved.

Pool Area – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to approve the bid from Smithson Electric at a cost of \$20,590.00. The motion was unanimously approved.

OLD BUSINESS

- A. Clubhouse Enhancements – No discussion ensued.
- B. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.
- C. Palm Tree Pruning – This topic was discussed during the session of the Manager's Report.

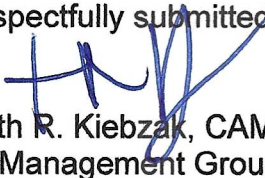
OLD BUSINESS

- D. Pool Lighting – This topic was discussed during the session of the Manager's Report.
- E. Tennis Court Long Term Solution – This topic was discussed during the session of the Manager's Report.
- F. Tennis Court Maintenance – This topic was discussed during the session of the Manager's Report.


NEW BUSINESS – No discussion ensued.

ADJOURNMENT - A motion was made by Mrs. Hawks and seconded by Mrs. Bussinger to adjourn the meeting at 8:25 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: October 17, 2023