

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

BOARD OF DIRECTORS' MEETING MINUTES

October 17, 2023

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:06 PM.

Directors present were Ruby Bussinger, Wui Goh, Andrew Robinson, and Joyce Steinhardt. Mary Hawks had a commitment at church. Britta Jarvis was away on family business. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Jo Warren and Sally Warren were present at the start of the meeting.

Unit 238/5256 Brook Court – A motion was made by Mrs. Bussinger and seconded by Mr. Goh to keep the August and September late charges intact. The motion was unanimously approved.

Unit 427/5325 Bamboo Court – A motion was made by Mrs. Bussinger and seconded by Mr. Goh to deny a request from the owners to exchange their two reserved parking spaces with guest spaces which would give them a direct view of their vehicles, because doing so does not address a safety issue. The motion was unanimously approved.

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 501, 506, 531, 610, 618, 635, and 638 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 a working website might be available for a test run by the end of next week.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Bussinger to accept the minutes of the September 19, 2023, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the September 2023 financial statement and the Financial Report dated October 17, 2023.

Director Mary Hawks joined the meeting.

MANAGER'S REPORT (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated October 17, 2023.

Tennis Court Surface – A motion was made by Mr. Robinson and seconded by Mrs. Hawks to approve the estimate from Ardaman and Associates at a cost of \$3,753.80 to test the soil. The motion was unanimously approved.

MANAGER'S REPORT

5251 Coral Court - The Board agreed that a house number identical to the one that is adjacent to the front gate could be attached to the fence next to the corner post where the sidewalk turns toward the parking area and faces Coral Court. The owner will have to agree to pay the cost of the sign and the labor to install it.

OLD BUSINESS

- A. Clubhouse Enhancements – Mrs. Bussinger said that she and Mrs. Hawks have developed some design ideas and have shopped for products.
- B. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.
- C. Pool Lighting – This topic was discussed during the session of the Manager's Report.
- D. Tennis Court Long Term Solution – This topic was discussed during the session of the Manager's Report.
- F. Tennis Court Maintenance/ Testing – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

- A. Landscape Replacement Phase 2 – This topic was discussed during the session of the Manager's Report.
- B. Middlebrook Road Speed Study – This topic was discussed during the session of the Manager's Report.
- C. Remote Lock/Pool Gate - – This topic was discussed during the session of the Manager's Report.

ADJOURNMENT - A motion was made by Mr. Robinson and seconded by Mr. Goh to adjourn the meeting at 9:01 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: November 21, 2023