

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

BOARD OF DIRECTORS' MEETING MINUTES

November 21, 2023

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

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

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

Mr. Kiebzak stated that the violations have been corrected for items B., D., and F.

A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of units 104, 226, and 450 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 to assess the functionality of the website it will go live with limited access.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Hawks to accept the minutes of the October 17, 2023, Board of Directors' Meeting. Mrs. Bussinger, Mrs. Steinhardt, Mrs. Hawks, and Mr. Robinson voted yae. Mrs. Jarvis abstained because she did not attend the October meeting. The motion was approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the October 2023 financial statement and the Financial Report dated November 21, 2023.

MANAGER'S REPORT (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated November 21, 2023.

OLD BUSINESS

A. Clubhouse Enhancements – Mrs. Bussinger said that she and Mrs. Hawks are exploring acoustical and cabinet options for the clubhouse.

B. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.

C. Landscape Replacement Phase 2 – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

D. Middlebrook Road Speed Study – This topic was discussed during the session of the Manager's Report.

E. Pool Lighting – This topic was discussed during the session of the Manager's Report.

F. Tennis Court Long Term Solution – This topic was discussed during the session of the Manager's Report.

G. Tennis Court Maintenance/ Soil Testing Manager's Report – This topic was discussed during the session of the Manager's Report.

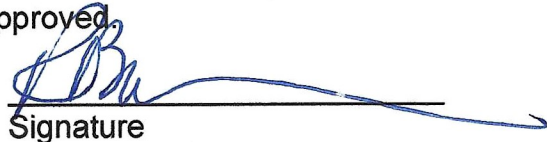
NEW BUSINESS – No discussion ensued.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mrs. Hawks to adjourn the meeting at 8:29 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



Keith R. Kieozak, CAM
KL Management Group, Inc.


Signature

Ruby Bussinger, President
Print Name and Title

Date: December 19, 2023