

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

BOARD OF DIRECTORS' MEETING MINUTES

December 19, 2023

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:04 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 – There were no visitors at the start of the meeting.

Mr. Kiebzak said that the violation of item A. has been corrected.

A motion was made by Mrs. Bussinger and seconded by Mr. Goh to instruct Mr. Kiebzak or Mrs. Bussinger to obtain a commitment from the owners of unit 413 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 there continues to be problems with the website but is hopeful that they will be corrected this week.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the November 21, 2023, Board of Directors' Meeting. The motion was approved.

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

MANAGER'S REPORT (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated December 19, 2023.

OLD BUSINESS

A. Clubhouse Enhancements – Mrs. Bussinger said that she and Mrs. Hawks will resume working on this project in 2024, and after the website is working properly.

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.

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.

OLD BUSINESS.

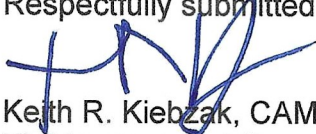
F. Tennis Court Maintenance – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

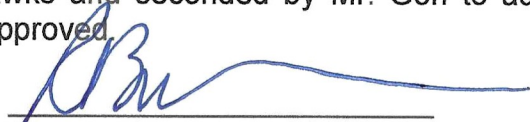
A. Roof Replacement/B 52 – No action was taken.

ADJOURNMENT - A motion was made by Mrs. Hawks and seconded by Mr. Goh to adjourn the meeting at 7:56 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: January 16, 2024