

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

BOARD OF DIRECTORS' MEETING MINUTES
June 18, 2024

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

PRESIDENT'S REMARKS – There were no remarks from Mr. Robinson.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the May 21, 2024, Board of Directors' Meeting. The motion was unanimously approved. A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the June 6, 2024, Board of Directors' Meeting. Mr. Goh, Mrs. Hawks, Mrs. Jarvis, Mr. Robinson, and Mrs. Steinhardt voted yea and Mrs. Bussinger abstained because she did not attend the meeting. The motion passed.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May 2024 financial statement and the Financial Report dated June 18, 2024.

Unit 118/5274 Middle Court – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to approve a stipulation to pay the special assessment in ten (10) installments. The first installment will be due on September 1, 2024, making the last installment due on June 1, 2025. The payment stipulation will default if an installment is not received on the first day of a month requiring the owner to pay the balance due in full. The motion was unanimously approved.

MANAGER'S REPORT (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated June 18, 2024.

OLD BUSINESS

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

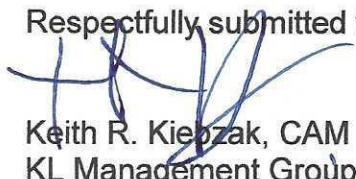
B. Storm Damage – The topic was discussed during the session of the Manager's Report.

NEW BUSINESS

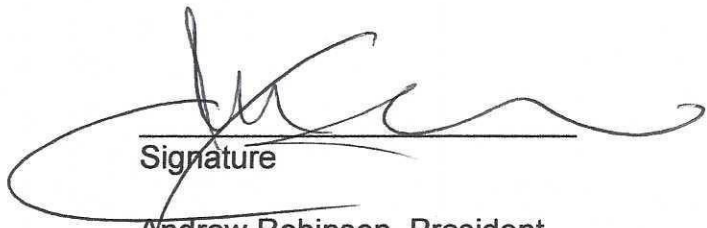
A. Flagpole – No action was taken.

ADJOURNMENT - A motion was made by Mr. Goh and seconded by Mr. Robinson to adjourn the meeting at 8:03 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



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



Signature

Andrew Robinson, President

Date: June 18, 2024