

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

BOARD OF DIRECTORS' MEETING MINUTES
August 20, 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, Andrew Robinson, and Joyce Steinhardt. Britta Jarvis was on vacation. 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.

PRESIDENT'S REMARKS – Mr. Robinson commented on a letter written by Fernando Macedo that was addressed to the Board. Mr. Macedo found fault with the Board's performance of its duties and his only call to action was to demand the resignations of Mrs. Bussinger, Mrs. Steinhardt, and Mr. Kiebzak. The Board took no action other than to acknowledge receipt of his letter.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mr. Robinson to accept the minutes of the July 16, 2024, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the July 2024 financial statement and the Financial Report dated August 20, 2024.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated August 20, 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

Mr. Palmisciano submitted a written request for the installation of a new tree in the common area adjacent to his unit in building 5. A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to decline his request because the plan for the property that was created by a landscape architect does not designate that a tree be planted in that area. The motion was unanimously approved.

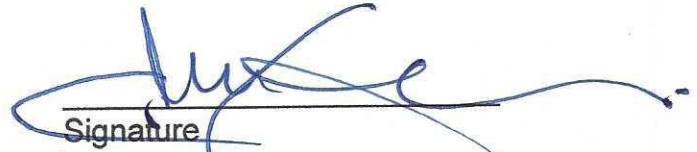
ADJOURNMENT - A motion was made by Mr. Robinson and seconded by Mr. Goh to adjourn the meeting at 8:00 PM. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
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Respectfully submitted for the Secretary,



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



Signature

Andrew Robinson, President

Date: September 17, 2024