

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

BOARD OF DIRECTORS' MEETING MINUTES
September 17, 2024

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:04 PM.

Directors present were Ruby Bussinger, Mary Hawks, Britta Jarvis, Andrew Robinson, and Joyce Steinhardt. Mr. Goh called in to say that he will not be able to attend the meeting. Keith Kiebzak was present to represent KL Management Group, Inc.

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

Unit 626/5279 Coral Court – A motion was made by Mrs. Bussinger and seconded by Mr. Robinson to keep intact the late charges that were assessed because the owner was delinquent with their payment of the Special Assessment. The motion was unanimously approved.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Bussinger to accept the minutes of the August 20, 2024, Board of Directors' Meeting. Mrs. Bussinger, Mrs. Hawks, Mr. Robinson, and Mrs. Steinhardt voted yea, and Mrs. Jarvis abstained because she did not attend the meeting. The motion passed.

FINANCIAL REPORT - Mr. Kiebzak reviewed the August 2024 financial statement and the Financial Report dated September 17, 2024.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated September 17, 2024, and the Manager's Report – Fence Project, dated September 17, 2024.

OLD BUSINESS

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

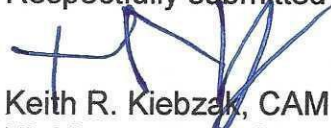
NEW BUSINESS

The owner of Unit 457, which is 5322 Bamboo Court requested that the Association remove the limbs that are growing over the patio from the tree in the common area because he must clean to remove the leaves. The consensus of the Board was to deny this request because the tree does not touch the building and the tree is healthy. The tree will be inspected in the Spring to determine if pruning is required to manage its health and shape.

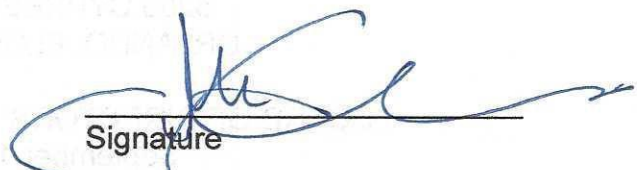
ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mrs. Hawks to adjourn the meeting at 8:06 PM. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
September 17, 2024

Respectfully submitted for the Secretary,



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



Signature

Andrew Robinson, President

Date: October 15, 2024