

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

BOARD OF DIRECTORS' MEETING MINUTES
October 15, 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. Robinson said that Wui Goh will not be able to attend this meeting. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Jasmine J. Fernandez, Gloria Grehl, Bernie Noga, Jo Warren, and Sally Warren were present at the start of the meeting.

Unit 484/5372 Bamboo/Request Swapping with Space 483 – Mr. Kiebzak said that the owner was not able to attend this meeting.

Unit 333/5252 Elm Court/Request Waiver Late Charges – A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to keep the late charges intact. 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. Jarvis to accept the minutes of the September 17, 2024, Board of Directors' Meeting.

FINANCIAL REPORT - Mr. Kiebzak reviewed the September 2024 financial statement and the Financial Report dated October 15, 2024.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated October 15, 2024, and the Manager's Report – Fence Project, dated October 15, 2024.

Landscape Replacement – Mr. Kiebzak said the Board took no action in September to proceed with replacing landscaping on Bamboo Court because there is no working capital to proceed with this project.

Pool Service – A motion was made by Mrs. Bussinger and seconded by Mrs. Hawks to approve the increase of the monthly rate from \$450.00 to \$465.00 effective January 1, 2025. The motion was unanimously approved.

Tornado – Mrs. Bussinger is pricing the cost of new umbrellas with three vendors.

OLD BUSINESS

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

NEW BUSINESS

A. Hurricane Update – The topic was discussed during the session of the Manager's Report.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to adjourn the meeting at 7:49 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


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


Signature

Andrew Robinson, President

Date: November 19, 2024