

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

BOARD OF DIRECTORS' MEETING MINUTES  
December 17, 2024

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:02 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 –Gloria Grehl, Bernie Noga, Jo Warren, and Sally Warren were present at the start of the meeting.

Unit 455/5316 Bamboo Court –A motion was made by Mrs. Bussinger and seconded by Mrs. Hawks to keep intact the late charges for August and November. 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 November 19, 2024, Board of Directors' Meeting. The motion was unanimously approved.

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

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

OLD BUSINESS

- A. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.
- B. Pool Lights/Timer – This topic was discussed during the session of the Manager's Report.

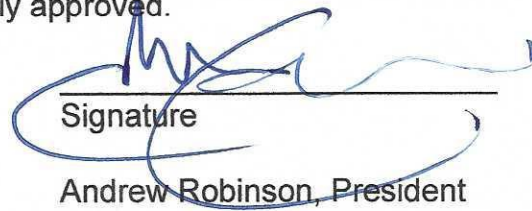
NEW BUSINESS – No discussion ensued.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Goh to adjourn the meeting at 7:52 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



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



Signature  
Andrew Robinson, President

Date: January 21, 2025