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

BOARD OF DIRECTORS' MEETING MINUTES
February 18, 2025

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CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:06 PM.

The directors present were Ruby Bussinger, Mary Hawks, Britta Jarvis, Andrew Robinson, and Joyce Steinhardt. Mr. Goh contacted Mr. Robinson to advise him that he will not be attending the meeting. 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.

A. Unit 223/5277 Middle Court/Paint Storage Cover Brown – No action was taken.

PRESIDENT'S REMARKS – Mr. Robinson said that he attended a presentation given by the Orlando Police Department. The focus of the presentation was on a new application that can be used by the citizenry to monitor and report crimes, and a promotion to provide and install a ring camera at no cost to the user.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Hawks to accept the minutes of the January 21, 2025, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the January 2025 financial statement and the Financial Report dated February 18, 2025.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated February 18, 2025, and the Manager's Report – Fence Project, dated February 18, 2025.
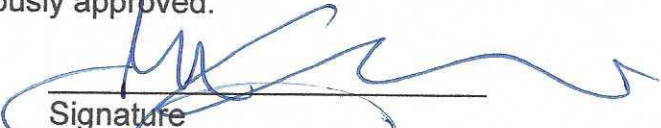
OLD BUSINESS

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. Bussinger and seconded by Mrs. Jarvis to adjourn the meeting at 8:09 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

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

Signature

Andrew Robinson, President

Date: March 18, 2025