

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

BOARD OF DIRECTORS' MEETING MINUTES
January 21, 2025

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:00 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, Jo Warren, Sally Warren, and Mitchel Vaughn were present at the start of the meeting.

A. Unit 353/5370 Elm Court – A motion was made by Mrs. Bussinger and seconded by Mr. Goh to keep intact the late charge for July 2024. 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 December 17, 2024, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December 2024 financial statement and the Financial Report dated January 21, 2025.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated January 21, 2025, and the Manager's Report – Fence Project, dated January 21, 2025.

Pool Leak – Mr. Kiebzak said that the work has been moved forward to January 24, 2025.

Hurricane Milton – Mr. Kiebzak said it was on January 15, 2025, that the City of Orlando responded to his request to clean up the debris and not February 15, 2025, as written in the Manager's Report.

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: February 18, 2025