

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING MINUTES

April 2, 2025

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:00PM.

Directors present were Ruby Bussinger, Wui Goh, Britta Jarvis, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

PROOF OF NOTICE OF MEETING - Mr. Kiebzak stated that the affidavits for the Proof of Notice of Meeting are archived with the Association's records. Mrs. Bussinger said that the annual meeting notice was posted on the bulletin board and on the Association's website.

The Board members introduced themselves to the members that were present at the meeting. Mrs. Bussinger said that a question-and-answer session will be held after the adjournment of the Organizational Meeting of the Board of Directors which is held after the adjournment of the Annual Meeting.

READING OF THE MINUTES - The minutes of the April 3, 2024, Annual Meeting and the April 3, 2024, Organizational Meeting of the Board of Directors' were read and approved at the April 16, 2024, Board of Directors Meeting.

APPOINT ELECTION TELLERS - The appointment of tellers will not be required to count ballots because three members were elected in accordance with Florida Statutes 718.112; this will be explained in Agenda Item VII. Election of Directors.

REPORTS OF OFFICERS - There were no reports from officers.

REPORTS OF COMMITTEES - There were no committee reports.

ELECTION OF DIRECTORS - There were no tellers appointed to count ballots because the Association's solicitation of candidates yielded three members submitting their names for the three director positions available for the 2025-2026 terms. As a result, Sergey Filipenko, Wui Goh, and Andrew Robinson are duly elected in accordance with the provisions of Florida Statutes 718.112.

UNFINISHED BUSINESS - Mrs. Bussinger said that there are no items that require a vote of the membership which would be conducted during this session of the agenda.

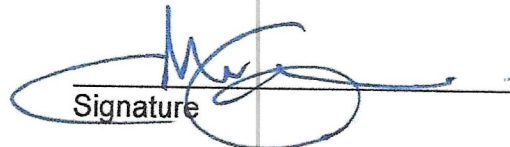
NEW BUSINESS - Mrs. Bussinger said that current projects are discussed during regularly called board meetings, so there are no items to discuss during this session.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Goh to adjourn the meeting at 7:05 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



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


Signature

Andrew Robinson, President

Date: April 15, 2025

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

ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS

MINUTES

April 2, 2025

The meeting was called to order at 7:05 PM.

Directors present were Ruby Bussinger, Wui Goh, Britta Jarvis, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

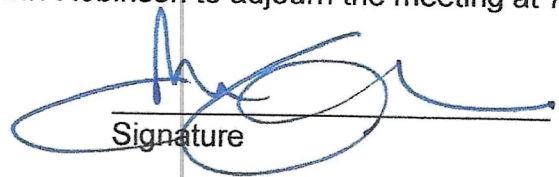
A motion was made by Mrs. Jarvis and seconded by Mr. Goh to elect Mr. Robinson to serve as the President of the Association, to elect Mrs. Jarvis to serve as the Vice President, to elect Mrs. Steinhardt to serve as the Secretary, and to elect Mrs. Bussinger to serve as the Treasurer. The motion was unanimously approved.

A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to adjourn the meeting at 7:06 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Andrew Robinson, President
Print Name and Title

Date: April 15, 2025