

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

BOARD OF DIRECTORS' MEETING MINUTES  
March 18, 2025

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

The 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 Gehl, April Johnson, Bernie Noga, Larry Palmisciano, Jo Warren and Sally Warren were present at the start of the meeting.

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 February 18, 2025, Board of Directors' Meeting. The motion was unanimously approved.

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

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

OLD BUSINESS

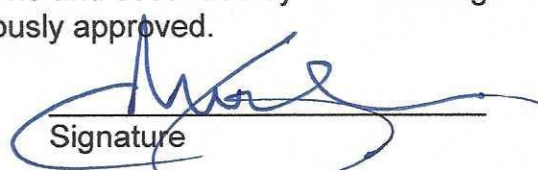
- A. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.
- B. Pool Lights/Timer – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS – No discussion ensued.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mrs. Bussinger to adjourn the meeting at 7:57 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