

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

BOARD OF DIRECTORS' MEETING MINUTES
April 15, 2025

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

The directors present were Ruby Bussinger, Sergey Filipenko, 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, and Sally Warren were present at the start of the meeting.

A. Unit 232, 5270 Brook Court/Fence Installation – Mr. Kiebzak will ask the owner of Florida Outdoor Products about removing the concrete around the posts, and will this action jeopardize the structural integrity of the fence.

PRESIDENT'S REMARKS – There were no remarks from Mr. Robinson.

Director Wui Goh joined the meeting.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the March 18, 2025, Board of Directors' Meeting, the April 2, 2025, Annual Meeting, and the April 2, 2025, Organizational Meeting of the Board of Directors. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the March 2025 financial statement and the Financial Report dated April 15, 2025.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated April 15, 2025, and the Manager's Report – Fence Project, dated April 15, 2025.

OLD BUSINESS

A. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

A. Proposed Operating Budget 2025/2026 – The Board reviewed the first draft of the proposed budget.

B. Website – A motion was made by Mrs. Bussinger and seconded by Mr. Goh to transfer the hosting of the website to Downing Management at \$75.00 per month which includes maintaining the site and performing updates. The motion was unanimously approved.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Goh to adjourn the meeting at 8:23 PM. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors' Meeting Minutes
April 15, 2025

Respectfully submitted for the Secretary,



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



Signature

Andrew Robinson, President

Date: May 20, 2025