

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

BOARD OF DIRECTORS MEETING MINUTES

MAY 9, 2025

The meeting was called to order at 6:00 PM.

Directors present were Andrew Robinson, Ruby Bussinger, Joyce Steinhardt, Wui Goh, Mary Hawks, and Britta Jarvis. Sergey Filipenko was not in attendance.

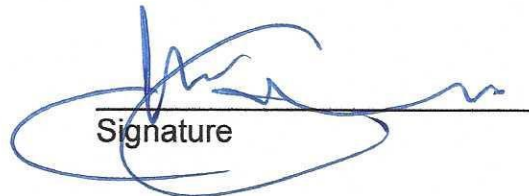
A motion was made by Ms. Bussinger and seconded by Joyce Steinhardt to hire Folio Association Management (aka Home Encounter HECM, LLC) effective July 1, 2025 for an annual cost of \$77243 plus mailing costs which includes 15 hours weekly of an onsite CAM. The motion was unanimously approved.

A motion was made by Mr. Jarvis and seconded by Mr. Robinson to adjourn the meeting at 7:00 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,



Ruby Bussinger
Treasurer Middlebrook Pines


Signature

Andrew Robinson - President

Date: 5/20/25