

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

BOARD OF DIRECTORS' MEETING MINUTES
May 20, 2025

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:03 PM.

The directors present were Ruby Bussinger, Wui Goh, Mary Hawks, Britta Jarvis, Andrew Robinson, and Joyce Steinhardt. Sergey Filipenko was away on business. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Gloria Grehl and Joe Warren were present at the start of the meeting.

PRESIDENT'S REMARKS – Mr. Robinson accepted the Boards' recommendation to ignore a bad review of Middlebrook Pines that he found on Google which was posted by an owner.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Hawks to accept the minutes of the April 15, 2025, Board of Directors' Meeting and the May 9, 2025, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the April 2025 financial statement and the Financial Report dated May 20, 2025.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated May 20, 2025, and the Manager's Report – Fence Project, dated May 20, 2025.

OLD BUSINESS

- A. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.
- B. Management Transition – The contract has been sent to the new management company after changes were made based on a review by the Association's attorney.
- C. Proposed Operating Budget 2025-2026 – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to accept the 2025-2026 proposed operating budget with a notice to be distributed to the membership that it will be approved at the next duly called board meeting. Mrs. Bussinger, Mrs. Hawks, Mrs. Jarvis, Mr. Robinson, and Mrs. Steinhardt voted yea, and Mr. Goh voted Nae. The motion passed.

NEW BUSINESS – No discussion ensued.

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.

Respectfully submitted for the Secretary,


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


Signature


Print Name/Title

Date: May 20, 2025