

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

BOARD OF DIRECTORS' MEETING MINUTES
June 17, 2025

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

The directors present were Ruby Bussinger, Mary Hawks, Britta Jarvis, Andrew Robinson, and Joyce Steinhardt. Wui Goh was on vacation. Sergey Filipenko was not present. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Danusa Bedeger, Gloria Grehl, April Johnson, Jo Warren, and Sally Warren were present at the start of the meeting.

A. Folio Management- Evan Valencia who will be the new manager and Julie Hamoud who is the Regional Vice-President were present at the start of the meeting.

B. Unit 711/5261 Cypress Court/ Enclose Storage Area – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to approve the request from the owner for a variance of the Architectural Guideline for Storage Cover Area which will allow the owner 1) to install a sloped roof which extends to the receiving post of the front gate a/k/a the entrance gate, and 2) to install a door to enclose this space provided that the finish of the wood is natural or painted brown in color. The motion was unanimously approved.

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

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Hawks to accept the minutes of the May 20, 2025, Board of Directors' Meeting and the June 10, 2025, Board of Directors' Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May 2025 financial statement and the Financial Report dated June 17, 2025.

MANAGER'S REPORT - (Any enumeration of items below matches the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated June 17, 2025, and the Manager's Report – Fence Project, dated June 17, 2025.

Code Enforcement – No action was taken by the Board.

Irrigation – A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to terminate the irrigation component of the contract with RLC Landscaping immediately for cause without regard to a thirty-day termination clause and hire A&H Sprinklers as their replacement. The motion was unanimously approved.

Signage: No Smoking & No Wildlife Feeding in Common Areas – A motion was made by Mrs. Bussinger and seconded by Mr. Robinson to post signs in the recreation area (pool/tennis) which state, "No Smoking and No Vaping". The motion was unanimously approved.

Car Wash – The Board unanimously agreed to eliminate this convenience which was originally installed to provide a location for residents whose reserved parking spaces were not in front of their units. This site has been a constant maintenance issue, users do not clean up their debris, and non-residents use this facility. The car wash was not an original amenity of the common elements.

OLD BUSINESS

- A. Fence Replacement Property – This topic was discussed during the session of the Manager's Report.
- B. Management Transition – Discussion ensued.

NEW BUSINESS

- A. No Smoking Signs/Recreation Area/Clubhouse – This topic was discussed during the session of the Manager's Report.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mrs. Hawks to adjourn the meeting at 8:34 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Signature

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

Andrew Robinson, President

Date: July 15, 2025