

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

BOARD OF DIRECTORS' MEETING MINUTES
July 15, 2025

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:04 PM.

The directors present were Ruby Bussinger, Mary Hawks, Britta Jarvis, Andrew Robinson, Joyce Steinhardt and Sergey Filipenko. Wui Goh was on vacation. Evan Valencia was present to represent Folio Association Management.

INTRODUCTION OF VISITORS – Gloria Grehl, Jo Warren, Jade Gentile (tenant) and Sally Warren were present at the start of the meeting.

A. A motion was made by Mrs. Bussinger and seconded by Mrs. Jarvis to suspend the use of the clubhouse for Elena to use for Yoga classes until the information requested, via email by Andrew Robinson, is provided. The motion was unanimously approved.

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 Ms. 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 - Mrs. Bussinger reviewed the June 2025 financials and explained the state of the various accounts during the management transition.

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

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.

OLD BUSINESS

Middlebrook Pines Condominium Association, Inc.

Board of Directors' Meeting Minutes

July 25, 2025

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

NEW BUSINESS

- A. A motion was made by Mrs. Bussinger and seconded by Mr. Robinson to accept the bid from CrewPro Roofing for the cleaning of all roof drains and resealing them in the amount of \$17,200. This project will be paid out of the reserves. The motion was unanimously approved.

ADJOURNMENT - A motion was made by Mrs. Jarvis and seconded by Mr. Robinson to adjourn the meeting at 7:48 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Evan Valencia, CAM
Folio Association Management


Signature

Andrew Robinson, President

Date: July 15, 2025