

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

BOARD OF DIRECTORS' MEETING MINUTES
August 19, 2025

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

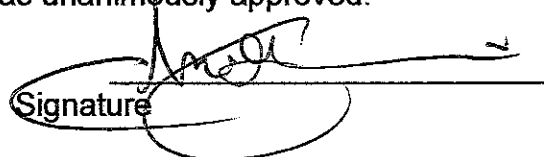
The Directors present were Ruby Bussinger, Mary Hawks, Britta Jarvis, Wui Goh, Andrew Robinson, and Joyce Steinhardt. Evan Valencia was present to represent Folio Association Management.

INTRODUCTION OF VISITORS – Gloria Grehl, Jo Warren, Sally Warren, Eliana Bouriak and Bernard Noga were present at the meeting.

- A. PRESIDENT'S REMARKS – There were no remarks from Mr. Andrew Robinson.
- B. MINUTES – A motion was made by Mrs. Ruby Bussinger and seconded by Mrs. Mary Hawks to accept the July 15, 2025, minutes with the condition of correcting names of previous minutes. The motion was unanimously approved.
- C. MANAGER'S REPORT - The financials were not ready at the time of the meeting due to the transition between management companies.
- D. OLD BUSINESS
 - a. A motion was made by Mrs. Ruby Bussinger and seconded by Mr. Wui Goh to no longer allow the clubhouse to be used for yoga classes as the Board has become aware that money is exchanged for class participation and it is attracting non-residents to the property, which is a violation of the bylaws. The vote was unanimously approved.
 - b. A motion was made by Mrs. Ruby Bussinger and seconded by Ms. Britta Jarvis to accept the 6-month payment plan to bring the account for 5262 Brook Ct current. The vote was unanimously approved.
 - c. Pressure washing of sidewalks across the property including the pool area and furniture will be done in the coming month. The cost of this project is \$4,900.00. Pressure washing the dumpster area will be done at an additional cost of \$50 per location. This is a maintenance item not requiring a motion.
 - d. A request by Brandy Watters to add a sidewalk between buildings 3 & 4 as there is a path worn in the grass. The Board determined that no action is needed.
- E. ADJOURNMENT - A motion was made by Ms. Britta Jarvis and seconded by Mr. Wui Goh to adjourn the meeting at 8:31 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Evan Valencia, CAM
Folio Association Management


Signature

Andrew Robinson, President
Date: September 19, 2025