

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

BOARD OF DIRECTORS' MEETING MINUTES
September 16, 2025

CALL TO ORDER/CERTIFY QUORUM - The meeting was called to order at 7:01 PM.

DIRECTORS PRESENT: Andrew Robinson, Ruby Bussinger, Joyce Steinhardt, Mary Hawks, Britta Jarvis, Wui Goh.

Evan Valencia was present to represent Folio Association, Management.

Absent: Sergey Filipenko

INTRODUCTION OF VISITORS - Gloria Grehl, Jo Warren, Sally Warren, Bernard Noga, and Milagro Delgado were present at the meeting.

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

MINUTES – A motion was made by Mrs. Joyce Steinhardt and seconded by Mrs. Mary Hawks to accept the August 19, 2025, minutes. The motion was unanimously approved.

MANAGER'S REPORT – Mr. Evan Valencia reviewed the Manager's Report, dated September 16, 2025.

- A. A motion was made by Mrs. Ruby Bussinger and seconded by Mrs. Britta Jarvis to accept the proposal from Smithson Electric for the replacement of the existing non-operational pool light and fixture, including all the wiring and hardware in the amount of \$1,175.00. The motion was unanimously approved.
- B. A motion was made by Mrs. Joyce Steinhardt and seconded by Mrs. Britta Jarvis to accept the proposal of RLC Landscaping to lower the grade of the soil, replace the shrubs where they are missing, and install sod where it is missing between buildings 59 and 60 in the amount of \$2,101.85. The motion was unanimously approved.
- C. A motion was made by Mrs. Ruby Bussinger and seconded Mrs. Joyce Steinhardt to accept the proposal of Lake Jem Farms for the treatment of the pine trees on the property to be done quarterly in the amount of \$5100.00. The motion was unanimously approved.

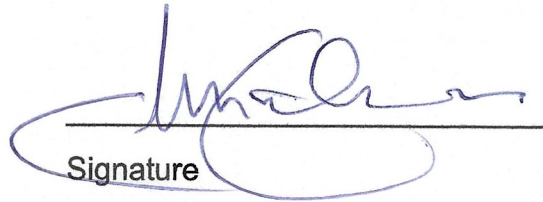
D. A motion was made by Mr. Andrew Robinson and seconded by Mrs. Ruby Bussinger to accept the proposed revision of the Storage Cover Guidelines.

Adjournment - A motion was made by Britta Jarvis and seconded by Wui Goh to adjourn the meeting at 8:08 P.M.

Respectfully submitted for the Secretary,

Evan Valencia, CAM

Folio Association Management



Signature

Andrew Robinson, President

Date: October 21, 2025