

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

BOARD OF DIRECTORS MEETING MINUTES

January 15, 2008

The meeting was called to order at 7:12 PM.

Directors present were Tony Alivento, Ruby Bussinger, Bruce Cardner, John Neilson, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS - No discussion ensued.

INSURANCE COVERAGE PRESENTATION - The Association's agent, James Bond, was present to discuss the upcoming renewal of the Association's property and general liability insurance coverage. A copy of the transcript of his presentation is on file and made part of these minutes. Mr. Bond stressed that a key feature for selecting Citizens Property Insurance Company is that this company is under the protection of the solvency pool of Florida. Mr. Bond explained that during his career any claims made under the Difference in Condition coverage have typically been under the limits of the high deductible that the Board appears to be considering for the property coverage.

PRESIDENT'S REMARKS - No discussion ensued.

MINUTES

A motion was made by Mr. Alivento and seconded by Mr. Neilson to accept the minutes of the December 18, 2007 Board of Directors meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the December financial statement.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated January 11, 2008.

OLD BUSINESS

A. Parking Decals - A motion was made by Mrs. Steinhardt and seconded by Mr. Cardner to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

B. Street Lights/Solar Lighting - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS - No discussion ensued.

A motion was made by Mr. Cardner and seconded by Mr. Alivento to adjourn the meeting at 9:23 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,

Keith R. Kiebzak, CAM
KL Management Group, Inc

Signature

Print Name and Title

Date: