

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

BOARD OF DIRECTORS MEETING MINUTES

March 17, 2015

The meeting was called to order at 7:15 PM.

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no members present at this meeting.

PRESIDENT'S REMARKS – There were no remarks from the President.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the February 17, 2015, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the February financial statement and a separate report that projected an operating surplus as of February 28, 2015.

MANAGER'S REPORT (Numeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated March 17, 2015.

I. Drainage – A motion was made by Mr. Alivento to table discussion about drainage. The motion died for lack of a second. A motion was made by Mr. Alivento and seconded by Mr. Lovely to table a discussion about drainage. Mr. Alivento, Mr. Lovely and Mrs. Ward voted yae, and Mrs. Bussinger, Mr. Palmisciano and Mrs. Steinhardt voted nae. The motion did not carry.

A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to approve the proposal from Plantmosphere dated March 13, 2015, to perform the improvements as listed in Item II. Bamboo canal for the amount of \$9,770.00. All the board members voted nae, so the motion failed.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano not to accept the proposal from Plantmosphere dated March 13, 2013, to perform the improvements as listed in Item I. Entranceways for the amount of \$7,626.00. The motion was unanimously approved.

VI. Mulch – A motion was made by Mr. Lovely and seconded by Mr. Palmisciano to install mulch in the common areas at a cost not to exceed \$51,540.00. The motion was unanimously approved.

Mr. Alivento excused himself from the meeting.

IX. Shingles Replacement – There was discussion about the outward appearance of the shingles after the roof contractor had completed some remedial repairs. This item is to be placed on the agenda for the next duly called board meeting to discuss the criteria being used to select which shingles are replaced.

Mr. Lovely excused himself from the meeting.

OLD BUSINESS

- A. Irrigation Pump/Pond – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

- A. Drainage on Property – This topic was discussed during the session of the Manager's Report.
- B. Irrigation Pump/Pond - This topic was discussed during the session of the Manager's Report.
- C. Magnolia Trees - This topic was discussed during the session of the Manager's Report.
- D. Mulch on Property - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

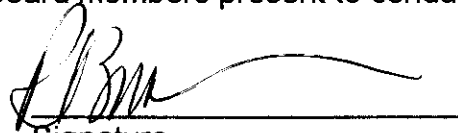
- A. Operating Budget 2015/2016 – No discussion ensued.
- B. Traffic Posts /Modification – Mr. Palmisciano told the Board that he installed some PVC type square collars around the base of some traffic posts located on Middle Court. The purpose for the collars is to prevent further damage to the base of these posts. This item is to be placed on the agenda for the next duly called board meeting so that there can be further discussion about the traffic posts.

Mrs. Steinhardt excused herself from the meeting.

The meeting adjourned at 9:10PM for lack of a quorum of board members present to conduct Association business.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger/President

Print Name and Title

Date: 4/21/15
