

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

BOARD OF DIRECTORS MEETING MINUTES

May 19, 2015

The meeting was called to order at 7:03 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Fernando Macedo, Joyce Steinhardt, Ricardo Torres, 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 – Mrs. Bussinger welcomed Mr. Torres to the Board of Directors and explained how a board meeting is conducted.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the minutes of the April 21, 2015, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the April financial statement and a separate report that projected an operating surplus as of April 30, 2015.

MANAGER'S REPORT (Numeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated May 19, 2015.

OLD BUSINESS

A. Operating Budget 2015/2016 – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to approve the proposed operating budget for fiscal year 2015-2016 which keeps the monthly maintenance fee at its current rate of \$242.00. The motion was unanimously approved.

B. Unit 237/Request to Install Light on Gate – A motion was made by Mr. Alivento and seconded by Mr. Torres to table a decision on whether or not to approve the installation of the light fixture until the next meeting. This postponement would allow the Board to review the specifications for the light fixture and to look at the light which the owner has installed on his fence. Mr. Alivento, Mrs. Bussinger, Mr. Palmisciano, Mrs. Steinhardt, Mr. Torres, and Mrs. Ward voted yae and Mr. Macedo voted nae. The motion passed.

NEW BUSINESS

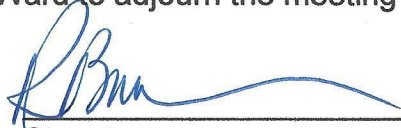
A. Property Report – The Board reviewed two sections of a report named Impressions that was prepared by Mr. Macedo. Time was spent discussing the topics identified as Irrigation System and Lighting.

Middlebrook Pines Condominium Association, Inc.
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A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:04 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger / President

Print Name and Title

Date: 6/16/15
