

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

BOARD OF DIRECTORS MEETING MINUTES
October 21, 2014

The meeting was called to order at 7:11 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, and Joyce Steinhardt. Marlene Ward joined the meeting via a telephone conference call. 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 said that she has been working to update the website with news about the Association. She will include information that is gathered from tonight's meeting.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the September 16, 2014, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the September financial statement and a separate report that projected an operating surplus as of September 30, 2014.

MANAGER'S REPORT - Mr. Kiebzak reviewed the Manager's Report dated October 21, 2014.

OLD BUSINESS

A. Sidewalk Repair – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to terminate the services of Rikers Towing after Mr. Kiebzak finds their replacement. The motion was unanimously approved.

A. Lighting Guidelines – Owners have installed light fixtures on buildings, on patios, on fences, or in the common area in addition to the two fixtures already attached to the exterior wall on both sides of the sliding glass door off the living room. The Board has had to determine if these installations were compatible with the rules and regulations. Mr. Kiebzak reviewed a report which compiled decisions made by the Board of Directors dealing with these issues. The Board determined that the existing rules and regulations need to be changed to establish guidelines about light fixtures, and will take action in that direction.

B. Painting Buildings and Railings – Mr. Kiebzak reviewed a report which dealt with the policy of painting a unit on an as needed basis. A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to 1) change the policy of painting individual units in a random pattern to painting a certain number of buildings each year in numerical order which will accomplish the objective of acquiring a uniformity of appearance, 2) skip a unit that has already been painted within the last seven years if it will match the other units currently being painted and if the finish will last another seven years, and

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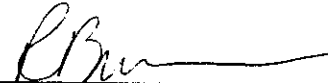
B. Painting Buildings and Railings, continued

3) exclude painting the railings in the scope of work because it appears that the finish on the railings might have another 3 – 5 years of useful life, therefore this work will be treated as a separate project. The motion was unanimously approved.

A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to adjourn the meeting at 8:55 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: 11/18/14
