

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

BOARD OF DIRECTORS MEETING MINUTES

August 18, 2015

The meeting was called to order at 7:04 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Fernando Macedo notified the Board by email that he would not be available for this meeting. Keith Kiebzak was present to represent KL Management Group, Inc.

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

A. Unit 455/ Light Fixture – A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to require that the owner remove the solar light fixture that is attached to the railing on the balcony which is off the master bedroom. The motion was unanimously approved.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the July 21, 2015, Board of Directors Meeting, and the August 6, 2015, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the July financial statement and a separate report that projected an operating surplus as of July 31, 2015.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated August 18, 2015.

Irrigation/Backflow Prevention Devices – A motion was made by Mr. Alivento and seconded by Mrs. Ward to give Orlando Utilities Commission (OUC) until September 5, 2015, to meet with the Association and agree that the irrigation system can be disconnected from the potable water supply at the two backflow prevention devices, so that the well may be used as the source for the water supply. The Association's attorney will be instructed to initiate the appropriate legal action, if OUC fails to comply with the Association's request. The motion was unanimously approved.

Director Ricardo Torres joined the meeting.

OLD BUSINESS

A. Irrigation System – This topic was discussed during the session of the Manager's Report.

B. Light Fixtures/Buildings – This topic was discussed during the session of the Manager's Report.


C. Clubhouse Facility Use Agreement – This topic was discussed during the session of the Manager's Report.

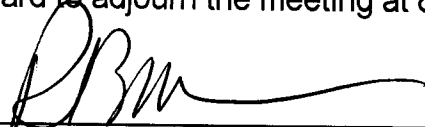
Middlebrook Pines Condominium Association, Inc.
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NEW BUSINESS- No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:00 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: 9/15/15