

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

BOARD OF DIRECTORS MEETING MINUTES

January 20, 2015

The meeting was called to order at 7:08 PM.

Directors present were Tony Alivento, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Ruby Bussinger was unable to attend this meeting because of a prior commitment. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

Unit 314/Ground Elevation around Patio Perimeter – Jacqueline Madeira who is the owner of this unit was present at the meeting. Her husband was also in attendance. Mrs. Madeira asked if the Association had a plan to evaluate the condition of the landscaping around her unit. Mr. Kiebzak said that the property is periodically reviewed by a landscape architect. The area around her buildings will likely be on the rotation for this fall or the spring of 2016. She said that the sidewalk leading to her front gate is higher than the patio. Mr. Kiebzak said that this can be repaired and will be placed on the agenda for the February meeting, so that the Board can approve the funds in order to complete this task.

Unit 207 /Deed Restriction Enforcement – The owner of this unit was not present at this meeting. A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to compel the owner of this unit to evict his tenant if the tent appears on the patio again. The motion was unanimously approved.

PRESIDENT'S REMARKS – Acting President Mr. Alivento said that a surveillance camera and a warning sign have been installed in the pool area.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the December 18, 2014, Board of Directors Meeting. The motion was unanimously approved.

Director David Lovely joined the meeting.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December financial statement and a separate report that projected an operating surplus as of December 31, 2014.

Mr. Kiebzak referred to the Aged Owners Balance Report while giving a verbal report on the following units.

Unit 213 - The Association has received a copy of the Certificate of Title. A letter was sent to the new owner in December with a request to pay off the balance due of \$3,500.48 that was owed through December 31, 2014.

Unit 351 – The foreclosure sale occurred on September 18, 2014. The Association received \$10,074.00 which paid the account in full. The balance forward is owed by the new owner.

Unit 404 – The Notice of Intent to Lien expires on February 2, 2015.

Unit 448 – The owner owes \$2,321.17 through December 31, 2014, with a deadline to pay this amount by January 8, 2015. The Association has not been paid, so the attorney has instructions to proceed with foreclosure.

Unit 467 – The Notice of Intent to Lien expires on February 2, 2015.

Unit 607 – The Association has communicated with the owner about the balance due but it remains outstanding. The Association will proceed forward with a Notice of Intent to Lien.

MANAGER'S REPORT (Numeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated January 20, 2015.

III. Light Fixture Replacement – A light fixture has been installed underneath the soffit above the brick walls on every building which totals four per building. Each unit is wired so that the respective owner bears the cost associated with the electricity used to power the light fixture. There are some fixtures which do not function because the power source has been interrupted. A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to require these owners to restore the electricity to these light fixtures based upon the attorney's opinion that the governing documents prohibit a unit owner from altering the exterior lighting on the buildings. The motion was unanimously approved.

OLD BUSINESS – No discussion ensued.

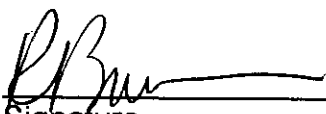
#### NEW BUSINESS

A. Irrigation Pump/Pond – The irrigation pump was disconnected from the irrigation system in 2010 because of an action taken by the Orlando Utilities Commission. The Board by unanimous consent agreed to have the Association's attorney review this matter to learn if there is a legal option that we can use to reconnect this system.

A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to adjourn the meeting at 8:10 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
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Signature

Ruby Bussinger / President  
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Print Name and Title

Date: 2/17/15  
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