

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

BOARD OF DIRECTORS MEETING MINUTES

August 25, 2008

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

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

Mrs. Bussinger changed the order of the agenda in order to vote on appointing David Lovely to fill a vacancy on the Board. A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to appoint Mr. Lovely to fill the position vacated by the resignation of John Neilson. The motion was unanimously approved.

INTRODUCTION OF VISITORS

A. Unit 226 - There was unanimous consensus amongst the Board to purchase and install plant material in the common area valued at \$50.00, and charge this unit for the cost. The owner had defaced common property by very badly pruning some crape myrtles.

B. Unit 236 - A motion was made by Mr. Alivento and seconded by Mrs. Ward to initiate legal action to compel the owner to evict their tenant because they continue to park commercial vehicles on the property. The motion was unanimously approved.

C. Unit 467 - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to initiate legal action to compel the owner to lower the blue tent so that it is lower than the sight line at the top of the fence, or remove the blue tent. The motion was unanimously approved.

D. Unit 454 - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to deny the owner's request for a waiver of late charges, and that the charge for the plumbing repair made five years ago will continue to be carried as a charge on the owner's account. The motion was unanimously approved.

PRESIDENTS REMARKS - No discussion ensued.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the board meetings held on May 20, 2008, June 17, 2008, and June 19, 2008. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the July financial statement.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated August 25, 2008.

IV. Rodent Control - The Board of Directors took no action to approve a property rodent control program because of the lack of availability of funding. Problems have been isolated, so incidents will be handled on a case by case basis.

OLD BUSINESS

A. Parking Decals - A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

NEW BUSINESS

B. Lake Maintenance - A motion was made by Mr. Alivento and seconded by Mrs. Ward to terminate the services of Aquatic Biologists, Inc., and to enter into a contract with Southern Aquatic Management, Inc. at a monthly cost of \$175.00. The motion was unanimously approved.

A. Board Vacancy - A motion was made by Mr. Lovely and seconded by Mrs. Ward to recognize that Michael Mikula has resigned from the Board of Directors because he has missed three consecutive regular board meetings which is in accordance with a provision of The Bylaws. The motion was unanimously approved.

C. Lighting/Amendment to Document - Discussion ensued but no action was taken.

D. Resignation - The Board of Directors recognized the written resignation from John Neilson dated July 26, 2008.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:27 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,

Keith R. Kiebzak, CAM
KL Management Group, Inc

Signature

Print Name and Title

Date: _____