

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

BOARD OF DIRECTORS MEETING MINUTES

February 19, 2008

The meeting was called to order at 7:00 PM.

Directors present were Tony Alivento, Ruby Bussinger, Bruce Cardner, John Neilson, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS - Present at the meeting was Marlene Ward.

A. Unit 322 - Mr. Kiebzak stated that the tenant has moved out of the unit, so covenant enforcement has become a moot point.

B. Unit 346 - The tenants park commercial vehicles on the property. A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to send the owner and the tenants a seven day eviction notice. The matter is to be sent to the Association's attorney to start eviction proceedings if the tenants fail to comply with the final demand to keep commercial vehicles off the Middlebrook Pines property. The motion was unanimously approved.

C. Unit 422 - A motion was made by Mr. Alivento and seconded by Mr. Neilson to tell the owners that they must permanently remove their dogs from the property. Mr. Alivento amended the motion which was seconded by Mrs. Steinhardt to initiate legal action to compel the owners to permanently remove the dogs from the property if they ignore the Board's final demand to do so. The motion was unanimously approved.

PRESIDENTS REMARKS - Mrs. Bussinger needs articles for the website.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Cardner to accept the minutes of the January 15, 2008 Board of Directors meeting. The motion was unanimously approved.

A motion was made by Mr. Cardner and seconded by Mr. Alivento to accept the minutes of the January 22, 2008 Board of Directors meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reported that the financial statement was not available for tonight's meeting. Mr. Kiebzak explained that he is currently converting to a new software application. The financial statement may take on a different appearance. The manner in which the financial data is presented will remain the same.

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MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated February 16, 2008.

III. Wheel Stops - Mr. Alivento suggested that Mr. Kiebzak obtain a bid from ASAP to stencil and stripe the wheel stops and the car stalls, respectively.

OLD BUSINESS

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

NEW BUSINESS

Mr. Kiebzak advised that Mr. Dupuy has offered to settle the lawsuit against the Association with prejudice with each side agreeing to bear its own attorney fees and costs. Mr. Kiebzak says that it appears to be the right course of action pending input from the Association's attorney that settling won't impede the Association's action to collect delinquent assessments.

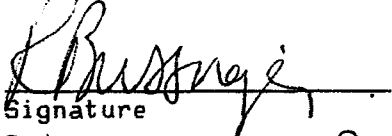
Mr. Kiebzak said that he has put the landscape service out for bid.

Mr. Kiebzak said that he contacted FEMA to see how the Association could have the property re-evaluated to see if it is in a flood zone.

A motion was made by Mr. Cardner and seconded by Mr. Neilson to adjourn the meeting at 7:55 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: 3/18/08