

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

BOARD OF DIRECTORS MEETING MINUTES

March 18, 2008

The meeting was called to order at 7:08 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 - April Johnson was present at the meeting.

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

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the Board of Directors meetings held on February 19, 2008 and March 4, 2008. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the financial statement for the month of January. There are several accounting entries that are being made in the month of February. The financial statement is currently being reviewed by the Association's accountant.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated March 18, 2008.

Mr. Kiebzak said that he has not located a solar powered light fixture which is suitable for use to illuminate the street sign for Elm Court. The Board accepted this finding because the project is not a priority.

II. Shingle Warranty Work - Mr. Kiebzak said that he just received the draft of the lawsuit. He will review it prior to issuing instructions to the attorney to file the lawsuit.

III. Wheel Stops - Mr. Kiebzak will assign the task of stenciling the wheel stops located on Middle Court, Brook Court, and Elm Court to one of the handymen used by the Association.

V. Irrigation Water - Mr. Kiebzak said that the permit has been issued so the contractor can now perform the electrical work. The control panels have been installed.

VI. Landscape Maintenance - Mr. Kiebzak obtained a bid from Carribean Queen, Inc. to perform the routine landscape maintenance at a cost of \$8,600.00 per month. Special Touch Lawn Care Services, Inc. submitted a bid to perform the routine landscape maintenance at a cost of \$8,600.00 per month. Turfco, Inc. submitted a bid to perform the routine landscape maintenance at a cost of 7,600.00 per month, and a bid for the fertilization program at a cost of \$2,100.00 per month.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting
March 18, 2008.

OLD BUSINESS

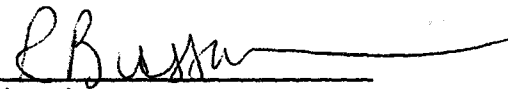
A. Parking Decals - A motion was made by Mr. Cardner and seconded by Mr. Alivento to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

NEW BUSINESS - No discussion ensued.

A motion was made by Mr. Cardner and seconded by Mr. Alivento to adjourn the meeting at 7:52 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger / Pres
Print Name and Title

Date: 4/22/08