

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

BOARD OF DIRECTORS MEETING MINUTES

May 20, 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 - Mary Jo Clacko and Marlene Ward were present.

A. Unit 217 - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to tow the commercial vehicle when it is present on the property in lieu of initiating legal action to have it permanently removed from the property. The motion was unanimously approved.

B. Unit 608 - The owner and the Board discussed the balance due on account. A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to order that the late charges are due and owing. The motion was unanimously approved.
PRESIDENTS REMARKS - Mrs. Bussinger announced that there has been an improvement in the appearance of the website, and that it is easier to navigate.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the April 3, 2008 Annual Meeting, and the minutes of the April 22, 2008 Board of Meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the April financial statement.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated May 20, 2008.

VI. Landscape Maintenance - A motion was made by Mr. Alivento and seconded by Mr. Cardner to accept the lawn maintenance proposal from Turfco, Inc. at an annual cost of \$ 91,200.00, and to terminate the contract with Precision Landscape Management. The motion also instructed Mr. Kiebzak to attempt to negotiate a price lower than the annual cost of \$25,200.00 quoted by Turfco, Inc. for a fertilization program. The bid will be accepted contingent on Mr. Kiebzak obtaining the approval from a majority of the Board prior to the next duly called meeting which would result in the termination of TruGreen ChemLawn. The Board's decision to accept the proposal from Turfco, Inc. would be ratified during that meeting. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting
May 20, 2008

YOLD 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. Alivento and seconded by Mrs. Steinhardt to adjourn the meeting at 9:15 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: _____