

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811  
BOARD OF DIRECTORS MEETING MINUTES

May 18, 2010

The meeting was called to order at 7:09 PM.

Directors present were Tony Alivento, Ruby Bussinger, Joyce Steinhardt, and Marlene Ward. David Lovely was unable to attend because of family related business. Keith Kiebzak was present to represent KL Management Group, Inc.

#### INTRODUCTION OF VISITORS

A. Unit 452 - A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to require that the owner pay all the late charges which have accrued to date. The owner did not request which late charges to reverse, and the account history shows that all the late charges were properly charged. The motion was unanimously approved.

B. Unit 612 - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to require that the owner pay the late charges which have accrued for the months of February, March, April and May. The motion was unanimously approved.

PRESIDENTS REMARKS - No comments were forthcoming from the President.

#### MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept the minutes of the April 20, 2010 Board of Director's meeting with one correction to recognize that the title for Mrs. Steinhardt is not Mr. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the May 13, 2010 Board of Director's meeting. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the April financial statement, and a separate report that projected an operating deficit as of April 30, 2010. Mr. Kiebzak said that funds being held by the Clerk of the Court on Unit 705 will be released approximately six weeks after the hearing which occurred on April 7, 2010. Mr. Kiebzak said that a notice was mailed yesterday to the membership which announced that the Board will vote on June 3, 2010 to approve a budget for next year.

#### MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated May 18, 2010.

I. Shingle Warranty Work - There has been no action taken by Mr. Taylor to proceed with the lawsuit pursuant to the Board's directive at their April 20, 2010 meeting.

MANAGER'S REPORT

I. Shingle Warranty Work - Mr. Kiebzak learned that following the April meeting, Mr. Taylor was hospitalized for fourteen days which resulted in him being outfitted with a pacemaker. Mr. Taylor returned to the hospital because of a blood clot in a lung, and was also treated for pneumonia. He is back at work, and will move forward with the lawsuit.

OLD BUSINESS

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

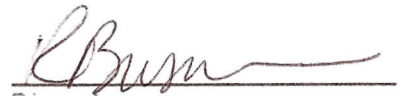
NEW BUSINESS

Mr. Kiebzak said that because Ramon De Paula is not present at tonight's meeting it will be his third absence. The Board can address this topic during their monthly meeting in June.

A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to adjourn the meeting at 7:53 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: 6/15/10