

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

April 20, 2010

The meeting was called to order at 7:05 PM.

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

INTRODUCTION OF VISITORS - There were no visitors.

A. Unit 108 - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to require that the owner pay the March late charge, but reverse the April late charge. The April late charge is being reversed because it was posted after the owner had requested the waiver of the March late charge which estopped any further charges pending a review of this file. The motion was unanimously approved.

B. Unit 637 - A motion was made by Mr. Alivento and seconded by Mr. Lovely to require that the owner pay the March and April late charges, and to pay the fee that was assessed because a check had been returned for insufficient funds. The motion was unanimously approved.

PRESIDENTS REMARKS - No comments were forthcoming from the President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely to accept the minutes of the March 16, 2010 Board of Director's meeting. The motion was unanimously approved.

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the April 7, 2010 Annual Meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the March financial statement, and a separate report that projected an operating deficit as of March 31, 2010.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated April 20, 2010.

I. Shingle Warranty Work - A motion was made by Mr. Alivento and seconded by Mrs. Ward to instruct the Association's attorney to proceed forward with the lawsuit against Shakertown because they have failed to provide the Association with information about the problems with the shingles, and with an aggressive plan to replace defective shingles before the start of the 2010 seasonal rains. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
April 20, 2010

OLD BUSINESS

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

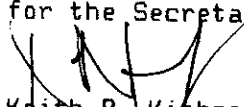
NEW BUSINESS

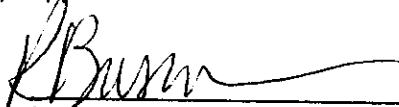
A. Proposed Operating Budget July 1, 2010 to June 30, 2011 - The Board reviewed the first draft of the proposed budget.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to elect Mrs. Bussinger to serve as the President of the Association, to elect Mr. Alivento to serve as the Vice President of the Association, and to elect Mrs. Steinhardt to serve as the Secretary and the Treasurer of the Association. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:04 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: 5/18/10