

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

August 18, 2009

The meeting was called to order at 7:00 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 - No discussion ensued.

A. Unit 116 - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to initiate legal action to compel the owner to remove the tarp that is strung over the patio. The motion was unanimously approved.

B. Unit 507 - The owner was present to discuss his request for a waiver of late charges. A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to require that the owner pay the 2007 late charge, and reverse the late charges that accrued as a result of the initial late charge. The owner made a payment which included the delinquent assessment in 2007, and an amount for the following month thus creating a prepaid balance. A payment will satisfy a late charge before being applied to the principal. A late charge would accrue each month because a balance existed after the expiration of the grace period. The owner subsequently paid so that he was prepaid for the following month. A statement is not sent on a prepaid balance, and in this case it would have showed the late charge. 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 June 16, 2009 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the July financial statement. Mr. Kiebzak gave a verbal report with regard to the projected operating deficit as of July 31, 2009. Mr. Kiebzak stated that the auditors are working on the audit for the fiscal year ending June 30, 2009.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated August 18, 2009.

OLD BUSINESS

A. Concrete Repair/Sidewalk - This topic was discussed during the session of the Manager's Report.

B. Flood Insurance - This topic was discussed during the session of the Manager's Report.

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OLD BUSINESS

C. 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.

D. Roof Replacement - This topic was discussed during the session of the Manager's Report.

E. Shakertown - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

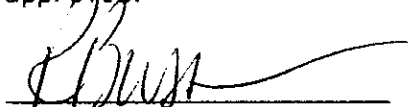
A. Pressure Wash Sidewalks - The consensus of the Board was to explore this option at the end of the period of seasonal rain.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to instruct CCH Roofing that a roof can not be replaced on a building if the chance of rain is projected to be twenty percent (20%) or greater during the time it takes to complete the job. Discussion ensued. Mr. Alivento amended his motion which was seconded by Mr. Lovely that the chance of rain had to be thirty percent (30%) or greater, and that CCH Roofing is to use the forecast given by the meteorologist from Channel 13.

A motion was made by Mr. Alivento and seconded by Mr. Lovely to adjourn the meeting at 8:24 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,


Keith R. Klebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger / President

Print Name and Title

Date: 9/15/09