

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

June 16, 2009

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

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

Mrs. Bussinger reviewed the major changes to next year's proposed operating budget, and took questions from the floor.

A quorum of the membership was not achieved after counting members that were present, and those represented by proxy. Thus, the Board will be required to approved a budget that has the reserves fully funded because there are not enough votes to partially fund, or waive the reserve requirement for the next fiscal year.

A motion was made by Mr. Alivento and seconded by Mr. Lovely to approve the proposed operating budget for fiscal year 2009/2010 with the file name of "bud0910.d04." The motion was unanimously approved.

INTRODUCTION OF VISITORS

Gloria Grehl is the owner of Unit 511, and was present to discuss her request for waiver of the late charge accrued during the month of May. A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to keep intact the late charges which had accrued on the accounts belonging to Unit 473 and Unit 511. The Board concluded that the bank nor the Association had erred in processing any payments that could have been the cause of a late charge. The motion was unanimously approved.

PRESIDENTS REMARKS - Mrs. Bussinger stated that the Association's website has been updated to display current information.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely to accept the minutes of the May 19, 2009 Board of Director's meeting.

FINANCIAL REPORT

Mr. Kiebzak reviewed the May financial statement, and a separate report that projected an operating deficit as of May 31, 2009.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated June 16, 2009.

VI. Trees - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to hire The Sunbelt Tree Services, L.L.C. to remove and stump grind twenty-seven trees located on the property. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
June 16, 2009

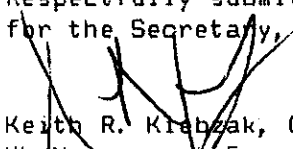
OLD BUSINESS

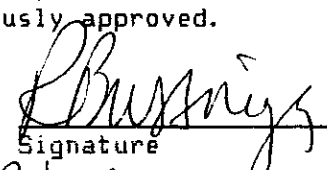
- A. Concrete Repair - A motion was made by Mr. Lovely and seconded by Mr. Alivento to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.
- B. Creek Cleanup - This topic was discussed during the session of the Manager's Report.
- C. Flood Insurance - This topic was discussed during the session of the Manager's Report.
- D. Parking Decals - A motion was made by Mr. Lovely and seconded by Mr. Alivento to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.
- E. Proposed Operating Budget - This topic was discussed at the start of the meeting.
- F. Roof Replacement - This topic was discussed during the session of the Manager's Report.
- G. Shakertown - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS - No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to adjourn the meeting at 7:45 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,


Keith R. Kriebak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger / President
Print Name and Title

Date: 8/18/09