

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

November 17, 2009

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

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

INTRODUCTION OF VISITORS - No discussion ensued.

PRESIDENTS REMARKS - No comments were forthcoming from the President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the October 20, 2009 Board of Director's meeting. Mrs. Bussinger, Mrs. Steinhardt, and Mrs. Ward voted yae, and Mr. Alivento abstained from voting because he was not present at that meeting. The motion passed.

FINANCIAL REPORT

Mr. Kiebzak reviewed the October financial statement, and a separate report that projected an operating deficit as of October 31, 2009. Mr. Kiebzak stated that the owner of the unit located at 5262 Cypress Court filed bankruptcy to stop the foreclosure sale on the unit. The owner offered a payment plan. A motion was made by Mrs. Ward and seconded by Mr. Alivento to deny the owner's request for a payment plan because the owner has defaulted on previous offers. The motion was unanimously approved.

MANAGER'S REPORT

I. Shingle Warranty Work - The Board said that Shakertown needs to agree to the concept of replacing shingles which are failing. The Board agreed that getting this commitment from Shakertown within the next thirty days is a reasonable expectation. Shakertown should commit to perform a property inspection within thirty days thereafter with both parties being involved in defining the standard which will be used to determine which shingles get replaced, and the frequency of the inspections. The work should be completed before the start of the seasonal rains next year.

IV. Deed Restriction - A motion was made by Mr. Alivento and seconded by Mrs. Ward to terminate further legal action to compel the owner to evict the tenant because the unit is in the process of a mortgage foreclosure. The motion was unanimously approved.

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.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
November 17, 2009


OLD BUSINESS

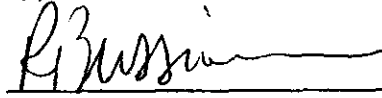
A. Brighthouse Networks - The Board unanimously agreed to forego entering into a marketing easement with Brighthouse Networks.

NEW BUSINESS - No discussion ensued.

A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to adjourn the meeting at 7:49 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: 12/15/09