

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

October 20, 2009

The meeting was called to order at 7:07 PM.

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

INTRODUCTION OF VISITORS

American Keystone Insurance Company is canceling the policy on the property effective October 29, 2009. The State of Florida closed down the insurance because company it failed to adhere to state guidelines which enabled it to be an admitted carrier. The Association's insurance agent, James Bond, was present to explain the situation and provide an update on his effort to find and place coverage on or before the current policy expires.

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 September 15, 2009 Board of Director's meeting minutes. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the September financial statement. Mr. Kiebzak gave a verbal report concerning the Associations' collection efforts against the owner of the property located at 5262 Cypress Court. A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to cancel the foreclosure sale on the unit located at 5262 Cypress Court provided that the owner 1) pay fifty percent of the balance due prior to the sale, 2) pay twenty-five percent of the remaining balance within sixty days followed by the balance within sixty days, thereafter, 3) pay additional legal fees and costs which accrue up to closing the file, and 4) pay currently accruing maintenance fees. The unit will proceed forward with foreclosure with no option to re-negotiate if the owner defaults on any aspect of the aforementioned settlement stipulation. The motion was unanimously approved.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated October 20, 2009.

OLD BUSINESS

A. Parking Decals - A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely 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
October 20, 2009

OLD BUSINESS

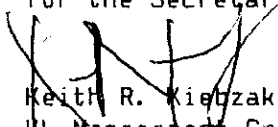
B. Pressure Wash Sidewalks - A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely to approve the contract with Aquablast Exterior Cleaning at a cost of \$3,680.00. The motion was unanimously approved.

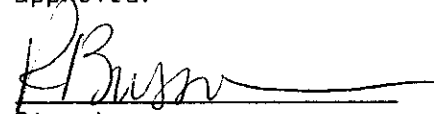
NEW BUSINESS

A. Brighthouse Networks - This topic was discussed during the session of the Manager's Report.

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to adjourn the meeting at 8:44 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,


Keith R. Kieozak, CAM
HL Management Group, Inc


Signature

Ruby Bussinger / President
Print Name and Title

Date: 11/17/09