

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

September 15, 2009

The meeting was called to order at 7:10 PM.

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

INTRODUCTION OF VISITORS - No discussion ensued.

A. Unit 222 - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to initiate legal action to compel the owner to permanently remove his dog from the property if he is in violation of any of the pet rules. The owner is to be notified about the Board's decision. The motion was unanimously approved.

B. Unit 406 - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to initiate legal action to compel the owner to remove the four post tent that is erected on the patio. 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. Steinhardt to accept the minutes of the August 18, 2009 Board of Director's meeting with two corrections. The word "be" has to be inserted between the words "not" and "replaced" which are found in the first sentence of the second paragraph under the heading of New Business. The sentence, "The motion was unanimously approved". has to be added at the end of the same paragraph. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the August financial statement, and a separate report that projected an operating deficit as of August 31, 2009. Mr. Kiebzak gave a verbal report concerning the Associations' collection efforts against the owner of the property located at 5262 Cypress Court.

#### MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated September 15, 2009.

I. Shingle Warranty Work - Mr. Kiebzak stated that Mr. Taylor sent Shakertown a request for information as part of the discovery phase of the lawsuit. Shakertown has twenty-days to respond with an answer.

IV. Drainage Interior/Perimeter - A motion was made by Mrs. Bussinger and seconded by Mrs. Ward to accept the bid from Plantmosphere at a cost of \$3,000.00. The motion was unanimously approved.

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VI. Sidewalks - A motion was made by Mr. Steinhardt and seconded by Mrs. Ward to hire John Kroft to use a grinder to eliminate potential trip hazards. This project is being approached as a time and material job. The weekly rate for the grinder is \$750.00, and the labor cost is estimated at \$2,464.00. The motion was unanimously approved.

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.

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.

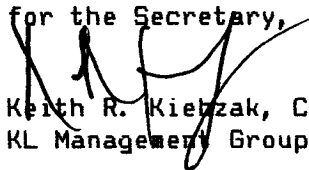
E. Shakertown - This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

A. Drainage - Perimeter/ Retention Areas - This topic was discussed during the session of the Manager's Report.

A motion was made by Mrs. Bussinger 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. Kielczak, CAM  
KL Management Group, Inc

  
\_\_\_\_\_  
Signature

Ruby Bussinger / President  
\_\_\_\_\_  
Print Name and Title

Date: 10/29/09