

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

June 15, 2010

The meeting was called to order at 7:13 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 - There were no visitors.

A. Unit 454 - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to keep the late charge intact for the month of May because the Association nor Management erred in processing the payment. The motion was unanimously approved.

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 May 18, 2010 Board of Director's meeting. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mr. Lovely to accept the minutes of the June 3, 2010 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the May financial statement, and a separate report that projected an operating deficit as of May 30, 2010.

MANAGER'S REPORT

Mr. Kiebzak gave a verbal report.

Mr. Taylor spoke with Mr. Norton on June 10, 2010 to learn that 1) Shakertown can not determine why the product is failing; 2) that Shakertown wants to settle by replacing the product as needed; 3) that Shakertown's manager had attempted, or had a conversation with Mr. Kiebzak about getting historical records on the shingles; and 4) that Mr. Norton will be out of town because he is moving his home from California to South Carolina but will send Mr. Taylor a response from Shakertown in time for tonight's meeting. Mr. Taylor recommended that the Board allow him to send a final letter to Shakertown with the demand for a firm settlement before proceeding forward with the finalization of the lawsuit.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to terminate the relationship with Taylor & Carls, P.A., and file suit for damages against the firm if Mr. Taylor does not move forward with the lawsuit by June 30, 2010. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting
June 15, 2010

MANAGER'S REPORT

A motion was made by Mr. Lovely and seconded by Mrs. Ward that if the Board terminates the services of Taylor & Carls, P.A. then the Association is to file a complaint with the Florida Bar against Taylor & Carls, P.A. in regard to how they have mishandled the lawsuit against Shakertown. The motion also stipulates that a lawsuit against Taylor & Carls, P.A. would also seek a reimbursement of all funds (and interest) spent on the lawsuit. The motion was unanimously approved.

Mr. Kiebzak said that the roof contractor is lagging three weeks behind the original work schedule because of inclement weather. The work has not started on two buildings scheduled to have their roofs replaced during the week of May 31, 2010.

Mr. Kiebzak said that the landscape contractor is shopping for magnolia trees that are equal in stature to replace the ones that died.

OLD BUSINESS

A. Parking Decals - A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

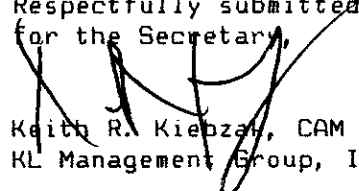
NEW BUSINESS

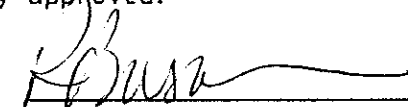
A. Board Vacancy - A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to recognize that Ramon De Paula has resigned from the Board of Directors because he has missed three consecutive regular board meetings which action is in accordance with a provision of The Bylaws. The motion was unanimously approved.

Mr. Lovely asked that the Board consider planting fruit trees on the property when funds become available for landscape improvements. There are hardy varieties which will enhance the appearance of the property, and give shade.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:08 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: 7/20/10