

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

July 20, 2010

The meeting was called to order at 7:03 PM.

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc. Joyce Steinhardt was not present because she is recovering from surgery.

Mrs. Bussinger changed the order of the agenda in order to consider the appointment of Larry Palmisciano to fill a position on the Board of Directors. A motion was made by Mr. Alivento and seconded by Mr. Lovely to fill the position vacated by the resignation of Ramon De Paula. The motion was unanimously approved.

INTRODUCTION OF VISITORS - There were no visitors.

A. Unit 421 - A motion was made by Mr. Lovely and seconded by Mrs. Ward to approve a five month payment plan and suspend the accrual of late charges on the amount in arrears only if the owner stays current with the payment of future assessments, and pays before the expiration of the grace period. The motion was unanimously approved.

B. Unit 523 - A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to keep intact the late charges which accrued during the months of May and June because the Bank nor the Association erred in processing any payments that would have resulted in the accrual of a late charge. 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. Ward to accept the minutes of the June 15, 2010 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the June financial statement, and a separate report that projected an operating deficit as of June 30, 2010. Mr. Kiebzak stated that the deficit he projected as of May 31, 2010 was understated by \$31,200.00. He had treated this money as being in transit when calculating the operating deficit, and the money was already included in the cash total.

MANAGER'S REPORT

IV. Roof Drains - A motion was made by Mrs. Ward and seconded by Mr. Palmisciano to approve a contract with CCH Roofing to inspect the new roofs on a semi-annual basis at a cost of \$52.00 per building or \$26.00 per visit per building. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting
July 20, 2010

OLD BUSINESS

A. Architectural Guidelines/Satellite Dish - A second draft of the document will be presented during the next duly called board meeting that will include changes which were discussed during this meeting.

B. Commercial Vehicle Rule - A second draft of the document will be presented during the next duly called board meeting that will include changes which were discussed during this meeting.

C. Parking Decals - A motion was made by Mr. Alivento and seconded by Mrs. Ward to remove the discussion of this item off the meeting agenda. The motion was unanimously approved.

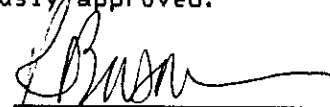
NEW BUSINESS

A. Board Vacancy - The Board President moved this item so that it would be considered as the first order of business after calling the meeting to order.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to adjourn the meeting at 8:44 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: 8/17/10