

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

April 21, 2009

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

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

INTRODUCTION OF VISITORS - No discussion ensued.

PRESIDENTS REMARKS - Ruby Bussinger was not present, and Mr. Alivento had no comments as the Acting Chairperson.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the March 17, 2009 Board of Director's meeting.

FINANCIAL REPORT

Mr. Kiebzak reviewed the March financial statement, and a separate report that projected an operating deficit as of March 31, 2009.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated April 21, 2009.

I. Shakertown - A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to authorize Joe Williams to gain access to the areas behind the soffits of nine buildings in order to check the underlying wood for damage that would have been caused because of the defects of the Shakertown product. The cost of this project should not exceed \$6,500.00. The motion was unanimously approved.

VI. Roof Replacement - A motion was made by Mr. Lovely and seconded by Mrs. Ward to award a contract to CCH Roofing, Inc. for the amount of \$15,750.00 so that the existing roof can be replaced with a new TPO system. CCH Roofing will be given a contract to replace the roofs on nineteen more buildings at the same cost per building pending a satisfactory inspection of building 2B. The motion was unanimously approved.

VIII. Drainage Canal - Mr. Kiebzak said that he has received a proposal from the Hall Company at a cost of \$45,310.00. Mr. Kiebzak said that he is interested in working with Plantmosphere because the equipment operator has completed drainage work for the Association in the past. The representatives at Plantmosphere have to convince Mr. Kiebzak that they will take the necessary precautions to minimize excess sediment from being transported to the St Johns Water Management District canal. The Board agreed that Mr. Kiebzak can poll them by telephone to obtain their consensus on proceeding with the project if this level of assurance is forthcoming from Plantmosphere.

Middlebrook Pines Condominium Association, Inc.  
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MANAGER'S REPORT

IX. Miscellaneous

E) Unit 308 - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to instruct the Association's attorney to send an eviction notice to the owners and tenants of this unit. The motion was unanimously approved.

OLD BUSINESS

A. Concrete Repair - A motion was made by Mrs. Ward and seconded by Mr. Lovely to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

B. Creek Cleanup - This topic was discussed during the session of the Manager's Report.

C. Irrigation System - This topic was discussed during the session of the Manager's Report.

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

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

F. Sewage System - This topic was discussed during the session of the Manager's Report.

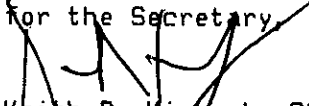
G. Shakertown - This topic was discussed during the session of the Manager's Report.

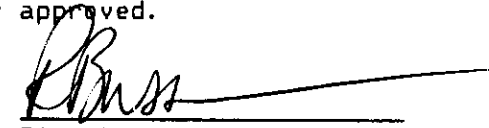
NEW BUSINESS

A. Proposed Operating Budget 2009-2010 - This topic was discussed during the session of the Manager's Report.

A motion was made by Mrs. Ward and seconded by Mr. Lovely to adjourn the meeting at 8:08 PM. The motion was unanimously approved.

Respectfully submitted  
for the Secretary,

  
Keith R. Kieczak, CAM  
KL Management Group, Inc

  
Signature

Ruby Bussinger / President  
Print Name and Title

Date: 5/19/09