

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT
ORLANDO, FLORIDA 32811

BOARD OF DIRECTORS MEETING MINUTES

April 26, 2011

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

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

INTRODUCTION OF VISITORS – There were no visitors in attendance.

A. Unit 226 – The owner made a request of the Board to have the late charges waived on his account. A motion was made by Mr. Alivento and seconded by Mrs. Ward to keep the late charges intact. The motion was unanimously approved.

PRESIDENTS REMARKS – There were no comments from the President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the March 15, 2011, Board of Director's meeting. The motion was unanimously approved.

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to approve the minutes of the April 6, 2011, Annual Meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the March financial statement and a separate report that projected an operating surplus as of March 31, 2011.

Mr. Kiebzak gave the Board an update on the status of the following units.

Unit 705 – The Association foreclosed on this unit as of this morning. A certificate of sale was issued. A certificate of title is recorded ten days after the sale which allows the previous owner to satisfy the debt.

Unit 103 – The lender has foreclosed on this unit.

Unit 206 – The Association sent a Notice of Intent to Lien because it received a discharge of debtor notice. The owner has surrendered the property. The Association will have to publish for service purposes, if the Board pursues foreclosure because there is no known address for the owner.

Unit 211 – The unit was sold to FNMA.

FINANCIAL REPORT

Unit 512 – The Association filed a Notice of Claim of Lien in February, 2011. The unit went into mortgage foreclosure in December, 2008. The Association learned in June, 2010 that the mortgage was dismissed. This status had to be confirmed before the Notice of Intent to Lien was filed. The Association went through a transition period of changing legal representation which delayed the claim of lien process.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated April 26, 2011.

VI. Bulletin Board – Mr. Alivento expressed his dissatisfaction with Mr. Kiebzak because he didn't follow the Board's directive to order two 48"H x 36"W satin finish outdoor metal cork bulletin boards. Mr. Kiebzak said he held off ordering the bulletins boards to shop further in order to locate a bronze framed board which he believed the Board would be more satisfied to see installed on the exterior wall of the clubhouse. Mrs. Bussinger said that she understood his motive but suggested that he adhere to a Board directive unless the circumstance compelled him to delay action, and then to contact the Board with his reason for the delay.

V. Termite - The Board was unanimous in its agreement to proceed with renewing the contracts on buildings 34, 39, 46, and 66.

VI. Mulch – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to allow the landscaper to install approximately 49 yards of mulch at \$38.00/yard. It will cost \$1,862.00 to cover the ground at the entranceway of each court. The motion was unanimously approved.

OLD BUSINESS

A. Proposed Operating Budget July 1, 2011, to June 30, 2012 – The Board reviewed the second draft of the proposed operating budget. A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to eliminate the category called 60206 Insurance Loan Interest Expense, and change the amount budgeted in the category called 65280 Landscape Replacement to \$29,356.00. The effect of these changes will result in a monthly assessment of \$242.00. The motion was unanimously approved.

B. Shakertown – A motion was made by Mr. Alivento and seconded by Mrs. Ward to instruct the Association's attorney to tell Shakertown that the Association will accept a \$100,000.00 cash settlement to dismiss the lawsuit. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
April 26, 2011
NEW BUSINESS

A. Election of Officers – A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to elect Mrs. Bussinger to serve as the President of the Association, to elect Mr. Alivento to serve as the Vice President of the Association, and to elect Mrs. Steinhardt to serve as the Secretary/Treasurer of the Association. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:23 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Keith R. Kiebzak, CAM
KL Management Group, Inc

Signature

Print Name and Title

Date:_____