

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

August 17, 2010

The meeting was called to order at 7:06 PM.

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

INTRODUCTION OF VISITORS - There were no visitors.

A. Unit 459 - The owner said that she deposited a check for the July assessment into the dropbox. Mr. Kiebzak said that he did not find a check in the dropbox. A motion was made by Mr. Lovely and seconded by Mr. Alivento to keep intact the late charge which accrued during the month of July. 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 Mr. Palmisciano to accept the minutes of the July 20, 2010 Board of Director's meeting. The motion was unanimously approved.

Mr. Alivento had to excuse himself from the meeting.

FINANCIAL REPORT

Mr. Kiebzak reviewed the July financial statement, and a separate report that projected an operating deficit as of July 31, 2010. Mr. Kiebzak said that the projected deficit is the lowest since October 2009. Mr. Kiebzak said that preliminary work has been started on the audit for the fiscal year ending June 30, 2010.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Reported dated August 17, 2010.

OLD BUSINESS

A. Architectural Guidelines/Satellite Dish - A motion was made by Mr. Lovely and seconded by Mr. Palmisciano to accept a draft of the rule with the file name satell#2.d03. The motion was unanimously approved. Mr. Kiebzak will send the membership a copy of this draft along with a notice of the meeting at which the Board of Directors will vote to approve and implement the rule.

B. Attorney Review - Mrs. Bussinger postponed discussion of this item to allow for the return of Mr. Alivento so that he could participate in the exchange.

Middlebrook Pines Condominium Association, Inc.
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OLD BUSINESS

C. Commercial Vehicle Rule - A motion was made by Mr. Lovely and seconded by Mrs. Ward to accept a draft of the rule with the file name rule3F.d06. The motion was unanimously approved. Mr. Kiebzak will send the membership a copy of this draft along with a notice of the meeting at which the Board of Directors will vote to approve and implement the rule.

Mr. Alivento rejoined the meeting.

NEW BUSINESS

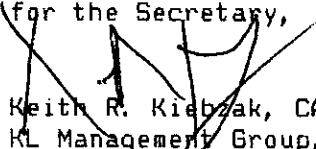
A. Tenant/Notice to Pay Rent Directly to Association - A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to utilize the procedure in accordance with Florida Statute 718.116(11) which allows the Association to direct the payment of rent to the Association from delinquent owners. The motion was unanimously approved.

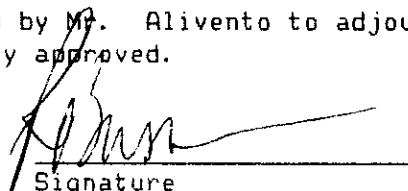
Mr. Kiebzak said that twenty-two boxes of Association official records were purged for destruction by a record disposal company.

The Board chose to invite a representative from the law firms of Larsen and Associates, P.A. and Wean and Malchow, P.A. to attend their next meeting.

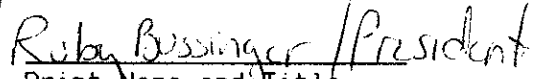
A motion was made by Mr. Lovely and seconded by Mr. Alivento to adjourn the meeting at 8:21 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 9/21/10