

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

December 15, 2009

The meeting was called to order at 7:20 PM.

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

INTRODUCTION OF VISITORS - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to keep the October late charge intact on Unit 459. 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. Steinhardt to accept the minutes of the November 17, 2009 Board of Director's meeting. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the November financial statement, and a separate report that projected an operating deficit as of November 30, 2009.

#### MANAGER'S REPORT

I. Shingle Warranty Work - A motion was made by Mr. Alivento and seconded by Mr. Lovely to give Shakertown until December 31, 2009 to commit in writing that they will take responsibility for the replacement of shingles which are in the process of failing or have failed, to establish a schedule for the routine inspection of the property to monitor and replace shingles that could fail, and to set a date for work to start on the replacement of shingles which have already failed or in the process of failing so that the work is done before the seasonal rains begin in 2010. The Association's attorney is to proceed forward with the lawsuit if Shakertown does not meet the Board's demands by December 31, 2009. The motion was unanimously approved.

#### OLD BUSINESS

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

#### NEW BUSINESS

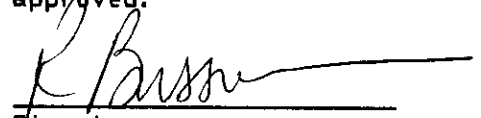
A. Backflow Prevention Devices/Orlando Utility Commission - This topic was discussed during the session of the Manager's Report.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
December 15, 2009

A motion was made by Mr. Alivento and seconded by Mr. Lovely to adjourn the meeting at 7:39 PM. The motion was unanimously approved.

Respectfully submitted  
for the Secretary,

  
Keith R. Kiebzak, CAM  
ML Management Group, Inc

  
Signature

Ruby Bussinger / President  
Print Name and Title

Date: 1/20/10