

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

February 17, 2009

The meeting was called to order at 7:01 PM.

Directors present were Tony Alivento, David Lovely, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc. Mr. Kiebzak said that he had been contacted at an earlier date by Ruby Bussinger who said that she would be out of town in order to attend to a sister that would be recovering from surgery.

INTRODUCTION OF VISITORS - There were no visitors.

PRESIDENTS REMARKS - There were no remarks.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely to accept the minutes of the January 20, 2009 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

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

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated January 20, 2009.

II. Irrigation System - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the proposal dated February 10, 2009 from Jim Dodge Well Service, Inc. for the amount of \$ 7,083.00. The Association will drill a well so that the lake can be recharged when water is drawn by a pump that is used to supply the irrigation system. The motion was unanimously approved.

IV. Insurance - A motion was made by Mr. Lovely and seconded by Mrs. Ward to secure a loan to finance the payment of the annual premiums due on the Association's insurance policies. The motion was unanimously approved.

V. Flood Policies - A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to approve the expenditure of funds to proceed with the preparation of the elevation certificates and the application to FEMA utilizing the surveyor who has the lowest bid. The cost of this project is not to exceed twelve thousand dollars. The motion was unanimously approved.

OLD BUSINESS

A. Insurance - This topic was discussed during the session of the Manager's Report.

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

OLD BUSINESS

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

D. Sewer System - This topic was discussed during the session of the Manager's Report.

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

Mr. Alivento changed the order of the agenda to allow Gloria Russo to address the Board of Directors concerning her delinquent account. Mrs. Russo is one of the owners of the unit located at 5291 Middle Court.

A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to estop any action by the Association to foreclose the claim of lien contingent on the owners of this unit agreeing to pay the arrearage on the account within an eighteen month period, and to pay the currently accruing monthly assessments. The owner has to agree to a payment plan within thirty days. The Board of Directors will waive the interest penalties that have accrued on the balance due. The motion was unanimously approved.

NEW BUSINESS

A. Concrete Repair - This topic was discussed during the session of the Manager's Report.

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

C. Tree Pruning/Removal - This topic was discussed during the session of the Manager's Report.

A motion was made by Mrs. Ward and seconded by Mr. Lovley to adjourn the meeting at 8:19 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: