

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

January 20, 2009

The meeting was called to order at 7:08 PM.

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, and Joyce Steinhardt. Keith Kiebzak was present to represent KL Management Group, Inc. Mr. Kiebzak said that he had been contacted at an earlier date by Marlene Ward who said that she would be out of town because her father had passed away.

INTRODUCTION OF VISITORS - There were no visitors.

A. Unit 602/Screen Enclosure - The owner was not present to request permission to change the specifications for the installation of a screen enclosure on the patio. Mr. Kiebzak explained to the Board what the change would be to the specifications which would be considered a material alteration, and thus outside the scope of the Board's authority to grant a variance. There was no action taken on this item.

PRESIDENTS REMARKS - Mrs. Bussinger stated it is time to update the website.

#### MINUTES

A motion was made by Mr. Alivento and seconded by Mr. Lovely to accept the minutes of the November 18, 2008 Board of Director's meeting. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the December financial statement, and a separate report that projected an operating deficit as of December 31, 2008.

#### MANAGER'S REPORT

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

I. Shingle Warranty Work - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to require that Shakertown replace the shingles on all the buildings, to reimburse the Association for the legal fees and costs associated with enforcing the warranties, and to replace the shingles within one year from the time Shakertown agrees to perform this task. The motion was unanimously approved.

Mr. Kiebzak's suggested that some units may need new insulation in the walls, and that the Association bear this cost when Shakertown replaces the shingles. The full Board was in agreement with this suggestion.

VII. Lighting on Property - No action was taken on this item because of the current financial standing of the Association.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
January 20, 2009

OLD BUSINESS

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

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

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

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

NEW BUSINESS

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

A motion was made by Mr. Alivento and seconded by Mr. Lovely to adjourn the meeting at 8:07 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: \_\_\_\_\_