

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811  
BOARD OF DIRECTORS MEETING MINUTES  
January 20, 2010

The meeting was called to order at 7:38 PM.

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

#### INTRODUCTION OF VISITORS

A. Unit 431 - A motion was made by Mr. Lovely and seconded by Mr. Alivento to deny the owner's request for a waiver of the November 2009 late charge that was assessed on his account. 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 December 15, 2009 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, 2009.

#### MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated January 20, 2010.

#### OLD BUSINESS

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

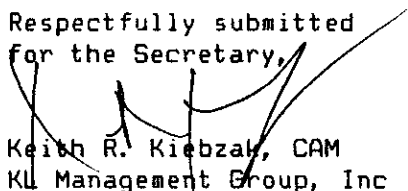
#### NEW BUSINESS


A motion was made by Mr. Alivento and seconded by Mrs. Ward to give Shakertown thirty days to remove and replace defective shingles as part of a test case to determine the reason for the failure of their product, and to demonstrate their commitment to replace all the shingles that could fail, which are in the process of failing, or that have already failed. This motion will rescind the Board's earlier motion which gave Shakertown a deadline of 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 was required to proceed forward with the lawsuit if Shakertown did not meet these demands by December 31, 2009. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
January 20, 2010

A motion was made by Mr. Alivento and seconded by Mr. Lovely to adjourn the meeting at 8:31 PM. The motion was unanimously approved.

Respectfully submitted  
for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
\_\_\_\_\_  
Signature

Ruby Bussinger President  
\_\_\_\_\_  
Print Name and Title

Date: 2/10/10