

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.  
5255 CYPRESS COURT  
ORLANDO, FLORIDA 32811

BOARD OF DIRECTORS MEETING MINUTES

January 18, 2011

The meeting was called to order at 7:04 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc. Mr. Kiebzak stated that David Lovely was handling some personal business, so he would not be attending tonight's meeting.

INTRODUCTION OF VISITORS – No discussion ensued.

PRESIDENTS REMARKS – Mrs. Bussinger said that she will be updating the website this upcoming weekend.

MINUTES

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to accept the minutes of the November 16, 2010 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 surplus as of December 31, 2010.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated January 18, 2011.

II. ROOF REPLACEMENT – A motion was made by Mrs. Ward and seconded by Mr. Alivento to accept the proposal from CCH Roofing dated January 7, 2011 at a cost of \$536,000.00 to replace the roofs on thirty-two (32) buildings. The motion was unanimously approved.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to adjourn the meeting at 8:00 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: \_\_\_\_\_