

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

BOARD OF DIRECTORS MEETING MINUTES

July 19, 2011

The meeting was called to order at 7:00 PM.

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

INTRODUCTION OF VISITORS – There were no visitors.

PRESIDENTS REMARKS – There were no comments from the President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the June 21, 2011 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the June financial statement, and a separate report that projected an operating surplus as of June 30, 2011.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated July 19, 2011.

I. SHINGLE WARRANTY WORK – Shakertown has offered to train a local person to make appropriate repairs and replacement at the site. In addition, they will pay the sum of \$1,000.00 per month to pay for the labor to do the work for a period of five years. Shakertown will also supply a reasonable amount of material to affect the repairs.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept Shakertown's offer of \$1,000.00 per month for five years with no requirement that Shakertown supply material or send somebody to train a local person on how to install the shingles. The motion was unanimously approved.

OLD BUSINESS

A. Shakertown – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

Brighthouse Networks wants an exclusive easement for marketing their product. The deal comes with compensation to the Association. Brighthouse made a similar offer in October 2009. The Board unanimously agreed to forego entering into a marketing easement with Brighthouse Networks.


A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the proposal from The Sunbelt Tree Service LLC dated July 11, 2011 for the amount of \$3,250.00. Sunbelt is to trim out all the pine trees on the property, and to remove a damaged tree adjacent building five. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward 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
Tony Alivento VP

Print Name and Title
Date: 8/18/2011