

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

BOARD OF DIRECTORS MEETING MINUTES

June 21, 2011

The meeting was called to order at 7:05 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 May 24, 2011, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the May financial statement, and a separate report that projected an operating surplus as of May 31, 2011.

Director David Lovely and Director Larry Palmisciano joined the meeting.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated June 21, 2011.

I. SHINGLE WARRANTY WORK – Mr. Kiebzak stated that the attorney for Shakertown has not responded to the Board's offer to dismiss the lawsuit for a cash settlement of \$100,000.00. Mr. Ruggieri is sending a final demand letter to replace the damaged shingles, or accept the Board's offer.

OLD BUSINESS

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

NEW BUSINESS

A. Management Fee – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to keep the management fee at the current annual rate. Mr. Alivento voted yae, and Mrs. Bussinger, Mr. Lovely, Mr. Palmisciano, and Mrs. Steinhardt, and Mrs. Ward voted nae. The motion was defeated.

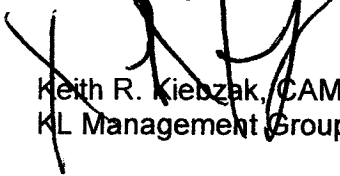
Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
June 21, 2011


A. Management Fee – A motion was made by Mr. Lovely and seconded by Mrs. Ward to increase the annual rate by 2.50% understanding that there has been no increase since fiscal year 2008. The motion was unanimously approved.

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

Ruby Bussinger / President  
Print Name and Title

Date: 7/19/11