

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

March 17, 2009

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 - Bruce Cardner was present during the meeting.

PRESIDENTS REMARKS - Mrs. Bussinger said that she will be updating the content on the website.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the February 17, 2009 Board of Director's meeting after making one correction. The word "is" needs to be stricken from a section of a sentence reading "...who is has the lowest bid..." that is found in a sub-heading called V. Flood Policies under the heading called Manager's Report. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the February financial statement, and a separate report that projected an operating deficit as of February 28, 2009.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated March 17, 2009.

OLD BUSINESS

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

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

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

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

E. Roof Replacement - This topic was discussed during the session of the Manager's Report.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
February 17, 2009

OLD BUSINESS

F. Sewage System - This topic was discussed during the session of the Manager's Report.

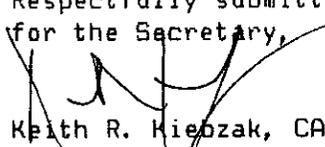
G. Shakertown - This topic was discussed during the session of the Manager's Report.

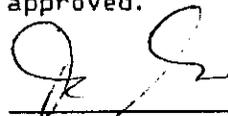
NEW BUSINESS

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

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:12 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: 4/21/09