

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

March 16, 2010

The meeting was called to order at 7:06 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 - There were no visitors.

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 February 16, 2010 Board of Director's meeting after clarifying the motion made about CCH Roofing which is found under the heading of Manager's Report. Mr. Kiebzak said that Roof Control Services, Inc. submitted a bid to replace the roof on each building at a cost of \$15,950.00 which is lower than the bid submitted by CCH Roofing at a cost of \$17,220.00 per building. The Board assigned a higher value to the bid from CCH Roofing because they have been satisfied with the work done by this company. CCH Roofing also has first hand knowledge of how the existing roofing systems have been constructed. The Board approved to award a contract to CCH Roofing to replace a roof at a cost of \$16,275.00 per building. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the January financial statement, and a separate report that projected an operating deficit as of February 28, 2010.

#### MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated March 16, 2010.

III. Roof Replacement - The bid from CCH Roofing proposed to replace the roofs on thirty buildings at a cost of \$ 17,220.00 per building. During their February meeting, the Board voted to pay \$ 16,275.00 per building. CCH Roofing presented a counter offer of installing a new roof at a cost of \$16,665.00 per building. A motion was made by Mr. Lovely and seconded by Mrs. Ward to award a contract to CCH Roofing to replace the roofs on thirty buildings at a cost of \$ 16,665.00 per building. The motion was unanimously approved.

#### OLD BUSINESS

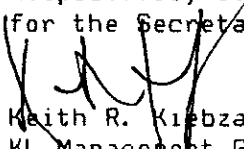
A. Parking Decals - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

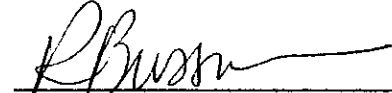
NEW BUSINESS - No discussion ensued.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
March 16, 2010

A motion was made by Mr. Lovely and seconded by Mrs. Ward to adjourn the meeting at 7:52 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: 4/20/2010