

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

BOARD OF DIRECTORS MEETING MINUTES

March 15, 2011

The meeting was called to order at 7:00 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.

INTRODUCTION OF VISITORS – There were no visitors in attendance.

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 February 15, 2011 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the February financial statement, and a separate report that projected an operating surplus as of February 28, 2011.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated March 15, 2011.

I. Shingle Warranty Work – The Board was in agreement with having their attorney approach Shakertown about dismissing the lawsuit upon the receipt of a cash settlement.

V. Landscaping – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to table a vote to approve a proposal from Turfco, Inc. dated February 28, 2011 at a cost of \$7,417.50. The motion was unanimously approved.

VI. Bulletin Board – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to purchase two 48”H x 36”W outdoor metal cork bulletin boards which do not contain a light fixture at a cost not to exceed \$520.00 per board excluding the shipping costs. The motion was unanimously approved.

OLD BUSINESS

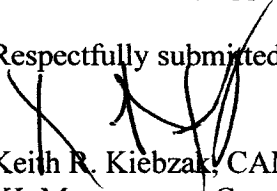
A. Shakertown – This topic was discussed during the session of the Manager's Report.

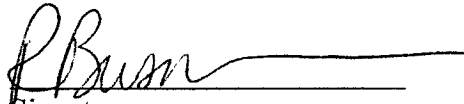
Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
March 15, 2011
NEW BUSINESS

- A. Bulletin Board – This topic was discussed during the session of the Manager’s Report.
- B. Landscape Proposal – This topic was discussed during the session of the Manager’s Report.
- C. Proposed Operating Budget July 1, 2011 to June 30, 2012 – This topic was discussed during the session of the Manger’s Report.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:47 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: 4/26/11