

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

May 19, 2009

The meeting was called to order at 7:07 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 - No discussion ensued.

PRESIDENTS REMARKS - Mrs. Bussinger stated that the Association's website has been updated to display current information.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the April 21, 2009 Board of Director's meeting.

FINANCIAL REPORT

Mr. Kiebzak reviewed the April financial statement, and a separate report that projected an operating deficit as of April 30, 2009.

The Board of Directors told Mr. Kiebzak to instruct the Association's attorney to tell the owner of Unit 705 that he must pay the balance in full in order to stop the foreclosure action.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated May 21, 2009.

OLD BUSINESS

A. Concrete Repair - 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.

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

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

D. 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.

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OLD BUSINESS

E. Proposed Operating Budget - The Board reviewed a draft of the proposed budget with the file name of bud0910.d02. The Board 1) added \$68,800.00 to fund the category called Flood Insurance, 2) added \$3,300.00 to fund the category called Insurance/Property, 3) added \$3,970 to fund the category called Insurance/Loan Interest Expense, 4) reduced the category called Bad Debt Expense to \$59,066.00, 5) added \$1,400.00 to the category called Irrigation/Power, 6) eliminated funding for the category called Irrigation/Water, and 7) reduced the category called Landscape Replacement to \$23,202.00. The category called Exterior Repairs will be adjusted after the budget number for the reserve category is finalized. The Board's objective is to establish the assessment at a rate of \$242.00 per month.

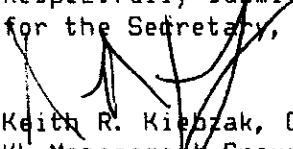
F. Roof Replacement - This topic was discussed during the session of the Manager's Report.

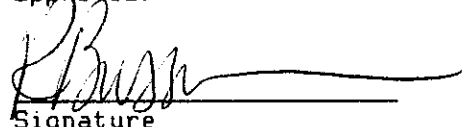
G. Shakertown - This topic was discussed during the session of the Manager's Report.

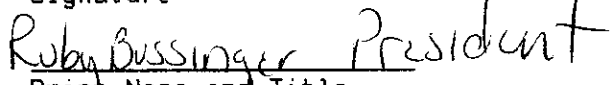
NEW BUSINESS - No discussion ensued.

A motion was made by Mrs. Ward and seconded by Mr. Alivento to adjourn the meeting at 8:40 PM. The motion was unanimously approved.

Respectfully submitted
for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature


Print Name and Title

Date: 6/16/09