

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

BOARD OF DIRECTORS MEETING MINUTES

May 24, 2011

The meeting was called to order at 7:00 PM.

Directors present were Tony Alivento, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Ruby Bussinger was at the hospital with her father. Keith Kiebzak was present to represent KL Management Group, Inc.

Mr. Alivento changed the order of the agenda, so that discussion and approval of the proposed operating budget would occur at this time during the meeting. Mr. Kiebzak reported that twenty-two proxies were in his possession. There was one vote to partially fund the reserves, and twenty-one votes to fully fund the reserves. The Board will be required to approve the budget that has the reserves fully funded because there are not enough votes to partially fund or waive the reserve requirement for the next fiscal year. A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to approve the operating budget with the file name of bud1112 Draft 3. The motion was unanimously approved.

INTRODUCTION OF VISITORS

A. Unit 352 – A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to keep the May late charge intact. The motion was unanimously approved.

B. Unit 460 – A motion was made by Mrs. Ward and seconded by Mr. Palmisciano to keep the March and April late charges intact. The motion was unanimously approved.

PRESIDENTS REMARKS – There were no comments from the Vice President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the April 26, 2011, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the April financial statement, and a separate report that projected an operating surplus as of April 30, 2011.

Director David Lovely joined the meeting.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated May 24, 2011.

V. LANDSCAPE REPLACEMENT – A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the proposal from Turfco, Inc. dated May 19, 2011 at a cost of \$3,960.00. The scope of work entails the installation of plant material on Coral Court. The motion was unanimously approved.

VIII. INSURANCE – A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to insure the Association with CNA effective May 15, 2011 at a cost of \$161,553.63. The Board and Mr. Kiebzak had communicated by email in order to obtain a majority consensus to bind the insurance as of May 15, 2011. The motion was unanimously approved.

#### OLD BUSINESS

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

#### NEW BUSINESS

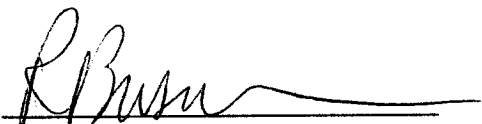
A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely not to accept a payment plan offered by the owner of Unit 705, and to obtain a Writ of Possession in order to take possession of the unit. The Board and Mr. Kiebzak had communicated by email in order to obtain a majority consensus regarding this action. The motion was unanimously approved.

A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to adjourn the meeting at 7:40 PM.

The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
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Signature

Ruby Bussinger / Pres  
\_\_\_\_\_  
Print Name and Title

Date: 6/24/11