

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

November 18, 2008

The meeting was called to order at 7:00 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 - Mrs. Bussinger stated that the website has been updated to reflect current information.

#### MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept the minutes of the October 29, 2008 Board of Director's meeting. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the October financial statement, and a separate report that projected an operating deficit as of October 31, 2008.

Mr. Kiebzak said that he approved a payment plan for the owner of Unit 301, so that she could bring her account current. The owner will start by paying \$400.00 this month then \$400.00 per month thereafter plus the currently accruing monthly assessment until the account is brought current.

Mr. Kiebzak said that he approved a payment plan for the owner of Unit 351, so that she could bring her account current. The owner pay \$300.00 per month thereafter plus the currently accruing monthly assessment until the account is brought current. Mr. Kiebzak denied the owner's request to waive any late charges that have accrued, or will accrue on an outstanding balance.

#### MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated November 18, 2008.

IV. Retention Pond - Mr. Kiebzak will obtain estimates for installing a well, so the it could be used to recharge the pond when the water level reaches a certain point.

#### OLD BUSINESS

##### A. Deed Restriction

1) Unit 467 - A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to table a decision to continue forward with legal action to compel the owner to remove the blue tent until the next duly called board meeting. The board members want to look at the tent to see if the owner is compliance with the rule governing the use of the patio. The motion was unanimously approved.

OLD BUSINESS

A. Deed Restriction

2) Unit 236 - The unanimous consensus of the Board was to send a letter to the owner that the Board will pursue eviction if the tenant parks his commercial vehicle on the property again.

C. Roof Replacement/ Building 16 - A motion was made by Mr. Alivento and seconded by Mr. Lovely to approve the proposal from CCH Roofing at a cost of \$16,220.00. The motion was unanimously approved.

B. 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

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to permanently remove the two formica top tables from the clubhouse because they are worn out. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to require the Art Club to periodically clean the carpet in the clubhouse because of their routine use of the facilities. Mr. Alivento voted yae, and the other board members voted nae. The motion failed to pass.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to adjourn the meeting at 8:04 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: \_\_\_\_\_