

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

BOARD OF DIRECTORS MEETING MINUTES

November 16, 2010

The meeting was called to order at 7:07 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. Mr. Kiebzak stated that David Lovely was handling some personal business, so he would not be attending tonight's meeting.

INTRODUCTION OF VISITORS

A. Unit 101 - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to waive the September late charge. The owner was present to tell the Board that she did not receive a late notice for the month of September. The motion was unanimously approved.

B. Unit 456 – A motion was made by Mr. Alivento and seconded by Mrs. Ward to keep the September and October late charges intact. The motion was unanimously approved.

PRESIDENTS REMARKS - No comments were forthcoming from the President.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept the minutes of the October 19, 2010 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, 2010.

Unit 331/ Jones – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to deny the owner's request that the Association accept \$3000.00 to settle the balance due on account. The motion was unanimously approved.

MANAGER'S REPORT

Mr. Kiebzak did not present a written Manager's Report for October.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to remove Taylor & Curls, P.A. as counsel for the collection files, and transfer them to the law firm of Larsen and Associates, P.A. The motion was unanimously approved.

MANAGER'S REPORT

A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to hire Broker, Pacesetter Properties, LLC to rent, lease, operate and manage the Association owned unit located at 5351 Elm Court. The motion was unanimously approved.

NEW BUSINESS – No discussion ensued.

A. Pressure Wash Sidewalk – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to put off the annual cleaning of the sidewalks. The motion was unanimously approved.

A motion was made by Mrs. Ward and seconded by Mr. Palmisciano to adjourn the meeting at 8:11 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Signature

Keith R. Kiebzak, CAM
KL Management Group, Inc

Print Name and Title

Date: _____