

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

BOARD OF DIRECTORS MEETING MINUTES

November 15, 2011

The meeting was called to order at 7:09 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 – There were no visitors.

A. Unit 105 – Deed Restriction Enforcement – The owners have instructed their property manager not to renew the lease with the current tenant when it expires on January 31, 2012. The Board will not have to pursue any enforcement action to correct the infraction because the source of the problem is leaving the property.

B. Unit 346 – Deed Restriction Enforcement – The Board does not have to pursue any enforcement action to remove a basketball hoop because the tenant has taken it down.

PRESIDENTS REMARKS – Mrs. Bussinger said that she will not be attending the December board meeting because she will be on vacation.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept the minutes of the October 18, 2011, 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 surplus as of October 31, 2011.

MANAGER'S REPORT

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

OLD BUSINESS

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

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

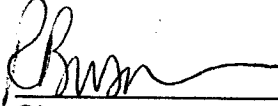
Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
November 15, 2011

NEW BUSINESS

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 7:58 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: 1/17/12
