

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

BOARD OF DIRECTORS MEETING MINUTES

October 19, 2010

The meeting was called to order at 7:07 PM.

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

A. Unit 118 - A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to take no action with regard to the owner's dog. The owner was present to tell the Board that he will take measures to keep his dog from barking because the noise was disturbing his neighbors. The motion was unanimously approved.

B. Unit 617 – The owner has requested a payment plan to pay off a past due balance, and asked for waiver of late charges and administrative fees. A motion was made by Mr. Alivento and seconded by Mrs. Ward to keep the administrative fees intact, and to waive late charges during the months that payments were received by the Association. Furthermore, no late charges will accrue on the arrearage if the owner adheres to the twelve month payment plan, and if payments are received by the due date. 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 September 21, 2010 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the September financial statement, and a separate report that projected an operating deficit as of September 30, 2010.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Reported dated September 21, 2010.

OLD BUSINESS

A. Shakertown – A motion was made by Mr. Lovely and seconded by Mr. Alivento to remove Robert Taylor, P.A., and the Law Firm of Taylor & Carls as counsel on the lawsuit against Shakertown, and to transfer the file to the Law Firm of Larsen and Associates, c/o Frank Ruggieri, P.A. Mr. Kiebzak was instructed to direct Mr. Ruggieri to write a letter to Mr. Taylor with a request for the turnover of the file within ten days from the date of this letter. The motion was unanimously approved.

NEW BUSINESS

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. Alivento to adjourn the meeting at 8:15 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

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Signature

Keith R. Kiebzak, CAM  
KL Management Group, Inc

\_\_\_\_\_  
Print Name and Title

Date: \_\_\_\_\_