

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

BOARD OF DIRECTORS MEETING MINUTES

October 18, 2011

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

Directors present were Tony Alivento, David Lovely, Joyce Steinhardt, and Marlene Ward. Mrs. Bussinger was out of town in order to deal with the estate of her father who recently died. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no visitors.

A. Unit 703-Swap Parking Space with Unit 705 – A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to decline the request from the owner of unit 703 who wants to take the space belonging to unit 705 that is closest to her unit in exchange for one of her spaces which is further away. The Board owns unit 705 but doesn't use the reserved parking spaces assigned to that unit. The Board chose to defer this decision to the party that purchases the unit. The motion was unanimously approved.

PRESIDENTS REMARKS – There were no comments from Acting President Mr. Alivento.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the September 20, 2011, 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 surplus as of September 30, 2011.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated October 18, 2011.

IV. Car Accident/Bamboo Court – A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to initiate legal action to compel the owner of the vehicle involved in the accident to pay for the damages to Association property if payment is not received seven days after the final demand is made by the Association. The motion was unanimously approved.

VI. Striping of the Parking Area – The Board agreed to postpone this project until January, 2012, in order to collect additional proposals, and to avoid the disruption that would occur during the holiday season.

OLD BUSINESS

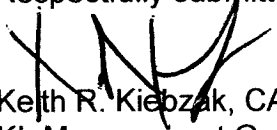
- A. Flag Regulation – This topic was discussed during the session of the Manager's Report.
- B. Shakertown – This topic was discussed during the session of the Manager's Report.

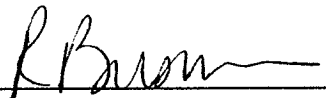
NEW BUSINESS

- A. Striping Parking Area - This topic was discussed during the session of the Manager's Report.

A motion was made by Mrs. Ward and seconded by Mr. Alivento to adjourn the meeting at 7:47 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger / Pres

Print Name and Title

Date: 11/15/11