

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

September 21, 2010

The meeting was called to order at 7:00 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

Frank Ruggieri, Esquire was present to introduce the law firm of Larsen & Associates, P.A. Mr. Ruggieri made a presentation, then took questions from the Board. Mr. Ruggieri left the meeting after the interview was over.

A. Unit 641 - A motion was made by Mr. Alivento and seconded by Mrs. Ward to keep intact the late charges which have accrued for the months of December 2009 through August 2010 because the Association had mailed monthly statements to the owner. 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 August 17, 2010 Board of Director's meeting. The motion was unanimously approved.

Paul Wean, Esquire was present to introduce the law firm of Wean & Malchow, P.A. Mr. Wean made a presentation, then took questions from the Board. Mr. Wean left the meeting after the interview was over.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to hire the law firm of Larsen & Associates, P.A. Taylor & Carls, P.A. will finish the work on all legal matters that are still open with their firm. The motion was unanimously approved.

FINANCIAL REPORT

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

A. Mutual Fund Account - A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to redeem the Unit UK Global account when it matures this month, and to deposit the funds into the Morgan Stanley Cash Asset account. The motion was unanimously approved.

MANAGER'S REPORT

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

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
September 21, 2010

OLD BUSINESS

A. Architectural Guidelines/Satellite Dish - A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to accept a draft of the rule with the file name satell#2.d03 after a change is made to the language in Item 1. A satellite dish can be large enough to accommodate a high definition transmission instead of being limited to a size no larger than eighteen (18) inches in diameter. The motion was unanimously approved.

B. Commercial Vehicle Rule - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept a draft of the rule with the file name rule3F.d06. The motion was unanimously approved.

NEW BUSINESS

A. Unit 244/Exchange Reserve Space with Guest Space - A motion was made by Mr. Alivento and seconded by Mrs. Ward to designate the parking stall located between stall #243 and stall #247 as a guest space. This stall is adjacent to the unit located at 5259 Brook Court which is part of building eighteen (18). Furthermore, the guest space located between stall #233 and stall #238 will be assigned to Unit 244. This space is between the units located at 5258 and 5260 Brook Court which are part of building fifteen (15). The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 9:07 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: \_\_\_\_\_