

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

BOARD OF DIRECTORS MEETING MINUTES

September 20, 2011

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

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. David Lovely was not present because of work related activity. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – There were no visitors.

PRESIDENTS REMARKS – Mrs. Bussinger said that she will not be attending the October meeting because she will be out of town in order to deal with the estate of her father who recently died.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the August 18, 2011 Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the August financial statement, and a separate report that projected an operating surplus as of August 31, 2011.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated September 20, 2011.

OLD BUSINESS

A. Flag Regulation – Mr. Kiebzak will draft a rule that deals with the installation of a flag pole inside the fenced patio of a unit.

B. Shakertown – Frank Ruggieri, Esquire said that he is waiting on the return of the settlement agreement that has been signed by the representative for Shakertown.

NEW BUSINESS

A. Landscape Replacement/Willow Court – A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to approve the proposal submitted by Turfco, Inc. dated September 15, 2011 at a cost of \$3,650.00. The motion was unanimously approved.

NEW BUSINESS

B. Pressure Washing Sidewalks – A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to approve the proposal submitted by Aquablast dated August 25, 2011 at a cost of \$3,680.00. The motion was unanimously approved.

C. Speed Bumps/Bamboo Court – A motion was made by Mrs. Bussinger and seconded by Mr. Alivento not to install speed bumps on Bamboo Court. The motion was unanimously approved.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano 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

Print Name and Title

Date: _____