

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

BOARD OF DIRECTORS MEETING MINUTES

October 29, 2008

The meeting was called to order at 7:04 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 - Oohagh Ives was present at the meeting.

PRESIDENTS REMARKS - Mrs. Bussinger distributed a draft of a newsletter which contained information that will be used to update the website.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the August 25, 2008 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 31, 2008.

MANAGER'S REPORT

Mr. Kiebzak made reference to a Manager's Report dated October 29, 2008.

Mrs. Bussinger was contacted by Patrick Newton who identified himself as an insurance agent that could significantly reduce the annual premium of the Association's hazard and liability policy. Mr. Kiebzak said that James Bond, who is the Association's insurance agent, is acquainted with Mr. Newton because this gentlemen is trying to solicit his business. Mr. Bond told Mr. Kiebzak that he has lost only one client to Mr. Newton. Mr. Bond said that his former client regretted the move because Mr. Newton sold him the wrong package.

Mr. Bond checked out some of the companies that Mr. Newton is trying to promote in order to gain new business. Mr. Bond had contacted American Strategic Insurance (ASI) last year only to learn that Middlebrook Pines was not eligible for consideration because the property had to be less than ten years old. Mr. Bond will check with ASI to see if they have relaxed this requirement. Mr. Newton mentioned American Keystone Insurance Company (AKIC), a company that Mr. Bond has already contacted for a quote since this company is a new admitted carrier in Florida. Mr. Bond will locate and contact American because he is not familiar with this company.

OLD BUSINESS

A. Parking Decals - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to table discussion of this item until the next duly called board meeting. The motion was unanimously approved.

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NEW BUSINESS - No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to adjourn the meeting at 8:00 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: _____