

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

BOARD OF DIRECTORS MEETING MINUTES

May 15, 2012

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

Directors present were Tony Alivento, Ruby Bussinger, Raymond Diaz, Marlene Ward, and Joyce Steinhardt. David Lovely was not present because his wife had to leave to care for her parents, and he was left to supervise his minor children. Keith Kiebzak was present to represent KL Management Group, Inc.

A. Appointment to Fill Vacancy on the Board of Directors - A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to appoint Larry Palmisciano to fill a vacancy on the Board of Directors. The motion was unanimously approved.

INTRODUCTION OF VISITORS – There were no visitors present for the meeting.

PRESIDENTS REMARKS – There were no comments from the President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the April 17, 2012, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the April financial statement and a separate report that projected an operating surplus as of April 30, 2012.

MANAGER'S REPORT

V. Striping of Parking Area - A motion was made by Mr. Palmisciano and seconded by Mr. Diaz to approve a contract with Sunray Paving & Construction Company at a cost of \$8,797.00. There is a separate charge of \$5.00 to re-pin a carstop, and \$40.00 to replace a carstop. The motion was unanimously approved.

OLD BUSINESS

A. Proposed Operating Budget/July 1, 2012, to June 30, 2013 – The Board reviewed a draft of the proposed operating budget with the file name of Bud1213 Draft 2. A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to reduce the operating expenses by an amount to insure that the monthly assessment equals \$242.00. One half of this reduction was to be applied to the expense category called 65400 Exterior Repair, leaving the balance of the reduction to be applied to the expense category called 60300 Bad Debt Expense. The motion was unanimously approved.

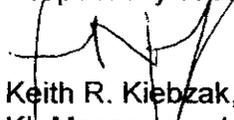
Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
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The Board chose the date of June 6, 2012, to hold a meeting at which the budget would be approved.

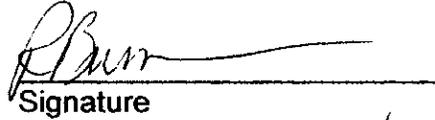
NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 7:30 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,



Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger / President

Print Name and Title

Date: 6/19/12