

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

BOARD OF DIRECTORS MEETING MINUTES

April 17, 2012

The meeting was called to order at 7:01PM.

Directors present were Tony Alivento, Ruby Bussinger, Raymond Diaz, and Joyce Steinhardt. Marlene Ward was not present because she was recovering from a medical procedure. David Lovely was not present because of a work commitment. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

A. Unit 329/Request for New Landscaping – The owner was not present at the meeting. The shrub bed is missing some plants. Mr. Kiebzak said that he told the owner that she will get new plants. The owner is aware of the Association's plan to move clockwise around the property in replacing plants where needed going street by street.

PRESIDENTS REMARKS – Mrs. Bussinger asked Mr. Kiebzak to invite Larry Palmisciano to the next meeting so that he can be appointed to fill a vacant position on the Board of Directors.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the March 20, 2012, Board of Director's meeting. The motion was unanimously approved. A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the April 4, 2012, Annual Meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the March financial statement and a separate report that projected an operating surplus as of March 31, 2012. Mr. Kiebzak said that the Association collected \$10,100.00 on Unit 211 as the result of a foreclosure sale.

MANAGER'S REPORT – Mr. Kiebzak said that Shakertown has continued to make the monthly payments in accordance with the settlement agreement.

OLD BUSINESS

A. Flag Regulation – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to approve the Proposed Flag Rule 022112 4th Draft. The motion was unanimously approved.

OLD BUSINESS

B. Landscape Replacement –A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept two proposals from Turfco, Inc. at a cost of \$10,862.00 to install new landscaping on Bamboo Court, and a proposal from The Sunbelt Tree Service, Inc. at a cost of \$925.00 to remove seven loquat trees that are dying and one dead birch tree all of which are on Bamboo Court. The motion was unanimously approved.

NEW BUSINESS

A. Election of Officers – A motion was made by Mr. Alivento and seconded by Mr. Diaz to elect Mrs. Bussinger to serve as the President of the Association, to elect Mr. Alivento to serve as the Vice President of the Association, and to elect Mrs. Steinhardt to serve as the Secretary/Treasurer of the Association. The motion was unanimously approved.

B. Proposed Operating Budget/ July 1, 2012, to June 30, 2013 – The Board discussed the draft of proposed budget. Mr. Kiebzak is waiting for the completion of the Reserve Study in order to have the amount for annual reserve contribution.

C. Sidewalk/5276 Cypress Court – The Board unanimously agreed to allow the addition of a small sidewalk that will complete the connection between two other sidewalks as is shown on an original plat.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to adjourn the meeting at 8:02 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: 5/15/12