

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

BOARD OF DIRECTORS MEETING MINUTES

July 17, 2012

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

Directors present were Tony Alivento, Raymond Diaz, Marlene Ward, and Joyce Steinhardt. Mrs. Bussinger had stated during the June meeting that she would be out of town for this meeting. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Dennis Kane was present for this meeting. He was of the opinion that renters need to have a better awareness of the rules and regulations which help govern the Association. He suggested that speed bumps need to be installed on Bamboo Court.

Unit 429/Exchange Reserved Space with a Guest Space – The owner of unit 429 was not present for this meeting. The owner's vehicle has been vandalized so he wants one of his spaces to be on Cypress Court. Currently, both of his spaces are on Bamboo Court. A change of location will not place the vehicle in front of his unit and it would eliminate the only guest space in that vicinity. A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to keep both of the owner's spaces on Bamboo Court. The motion was unanimously approved.

PRESIDENTS REMARKS – Mr. Alivento, serving as the Acting President, made no comment.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the June 19, 2012, Board of Director's meeting. The motion was unanimously approved.

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

MANAGER'S REPORT - Mr. Kiebzak reviewed a Manager's Report dated June 19, 2012.


OLD BUSINESS – No discussion ensued.

NEW BUSINESS- No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 7:25 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: 8/21/12

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5250-5256 MIDDLE CT.
ORLANDO, FL 32811

Presented by: Caple Howden Insurance Agency, Inc.
407-645-0007

Coverage Proposal
Renewal Date: 08/18/2012

Property Coverage-Lloyd's of London-{A Rated}

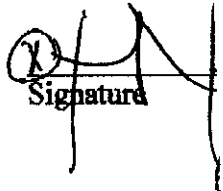
Gates ACV-Special-90% coinsurance	\$100,000.
Endorsement B-see forms-	
Employee Dishonesty-Fidelity	\$10,000.
Deductibles \$1,000. ded. amount-all other perils	

Subject to: 25 % Minimum Earned Premium

TOTAL ANNUAL PREMIUM \$1,035.04

Payment Plan Available

Please bind as:


Signature

Keith R
Managi

Please cut
for Thurs 8/23/12

8/12-8/18/13
1
) 8/22/12