

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

BOARD OF DIRECTORS MEETING MINUTES

September 18, 2012

The meeting was called to order at 7:03 PM.

Directors present were Tony Alivento, Ruby Bussinger, Raymond Diaz, David Lovely, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – No members of the Association were present.

PRESIDENTS REMARKS – Mrs. Bussinger said that she has set a goal to update the website every two months.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the August 21, 2012, 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, 2012. Mr. Kiebzak said that the reduction of the operating surplus in comparing July to August can be attributed to the cost of installing new landscape material on Elm Court, the cost of the down payment for mulch, and the payment of the annual premium for the fidelity bond coverage.

MANAGER'S REPORT - Mr. Kiebzak reviewed a Manager's Report dated September 18, 2012.

I. Landscape Replacement – The Board decided to wait until the spring season of next year to remove the pear trees which are in decline and replace them with magnolia trees.

II. Mulch – Mr. Kiebzak said that the landscape crew will start next week to install mulch on Bamboo Court.

OLD BUSINESS

A. Pear Trees/Magnolia Trees – This topic was discussed during the session of the Manager's report.

NEW BUSINESS

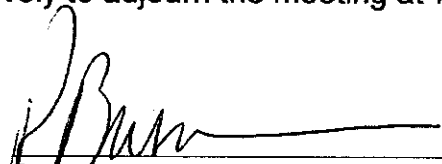
A. Pressure Wash Sidewalks – A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept the proposal from AquaBlast dated September 18, 2012, for the amount of \$3,680.00. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
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A motion was made by Mr. Alivento and seconded by Mr. Lovely to adjourn the meeting at 7:59 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature
Ruby Bussinger / Pres.
Print Name and Title
Date: 10/16/12