

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

BOARD OF DIRECTORS MEETING MINUTES

October 16, 2012

The meeting was called to order at 7:02 PM.

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, Larry Palmisciano, and Joyce Steinhardt. Raymond was not present because he was serving as an umpire at a baseball game. Marlene Ward was not present because she was home ill with a fever. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Wui Goh, Tacito Mezencio and his wife, Neville and Sharon Bennett, and Dana Shult were present.

A. Unit 487/Noise Nuisance Claim – Mr. Goh is the landlord, so he was present to represent the owner. Mr. Mezencio and his wife are the tenants and were both present. Mr. Kane who is the owner of unit 489 was not present because of a conflict with work. Mr. Kane had complained about noise originating from unit 487. The matter was not resolved because all parties to this discussion were not present.

B. Unit 232/Exchange Reserve Space with Guest Space – Mr. and Mrs. Bennett are the owners of unit 232 and were present at the meeting. Mrs. Bennett was injured in a car accident and wanted access to and from her vehicle in one space to be made easier, or to exchange one of the spaces with a guest space that was closer to their unit. The Board decided that further investigation of this matter needed to occur, so no action was taken.

C. Unit 635/Request Waiver of Late Charges – A motion was made by Mr. Lovely and seconded by Mr. Palmisciano to keep intact the late charge which had accrued in August and suspend the late charge which had accrued in September. Mr. Lovely and Mr. Palmisciano voted yae, and Mr. Alivento, Mrs. Bussinger, and Mrs. Steinhardt voted nae. The motion failed to pass. A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to keep the August and September late charges intact. Mr. Alivento, Mrs. Bussinger, Mr. Palmisciano and Mrs. Steinhardt voted yae, and Mr. Lovely voted nae. The motion passed.

D. Mrs. Shult expressed an annoyance with owners who have multiple pets and the presence of cats which roam about the property especially when they sit on her vehicle. She was not inclined to confront her neighbors about her concerns, so there was no action taken by the Board.

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 September 18, 2012, 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 surplus as of September 30, 2012.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
October 16, 2012

MANAGER'S REPORT - Mr. Kiebzak reviewed a Manager's Report dated October 16, 2012.

A. Drainage – Mr. Kiebzak said that he would shop for additional bids.

OLD BUSINESS – No discussion ensued.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to adjourn the meeting at 804 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,

Signature

Keith R. Kiebzak, CAM
KL Management Group, Inc

Print Name and Title

Date: _____